

August 07, 2012
City Commission Room, 700 N. Jefferson, Junction City KS 66441

Mayor Pat Landes
Vice Mayor Jim Sands
Commissioner Cecil Aska
Commissioner Scott Johnson
Commissioner Jack Taylor
City Manager Gerry Vernon
City Attorney Catherine Logan
City Clerk Tyler Ficken

1. 7:00 P.M. - CALL TO ORDER

- a. Moment of silence
- b. Pledge of Allegiance

2. PUBLIC COMMENT: The Commission requests that comments be limited to a maximum of five minutes for each person.

3. CONSENT AGENDA: All items listed are considered to be routine by the City Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner so requests, in which event the item will be removed from consent status and considered in its normal sequence on the agenda.

- a. Consideration of Appropriation Ordinance A-15 2012 dated--July 10th-July 30 2012 in the amount of \$2,912,658.45
- b. Consideration of the July 17, 2012 City Commission meeting minutes.
- c. Consideration to approve special assessment list to be sent to Geary County for 2012 tax roll billing.
- d. Consideration of ambulance contractual obligation adjustments and bad debt adjustments (June 2012).

4. PUBLIC HEARING:

- a. 2013 Budget hearing.
- b. A Public Hearing to consider condemnation of property at 117 E 3rd St and approval of Resolution 2691.
- c. A Public Hearing to consider condemnation of property at 331 W 8th St and approval of Resolution 2692.
- d. A Public Hearing to consider condemnation of property at 630 W 10th St and approval of Resolution 2693.

- e. A Public Hearing to consider condemnation of property at 712 W 10th Stand approval of Resolution 2694.
- f. A Public Hearing to consider condemnation of property at 1309 Johnson Dr and approval of Resolution 2695.

5. UNFINISHED BUSINESS:

- a. Consideration to apply for a 523 Grant from USDA Rural Development in the amount of \$360,000.00 with a City Contribution of \$40,000.00 to total \$400,000.00 for two years.

6. NEW BUSINESS:

- a. Consideration to approve the 2013 budget.
- b. Consideration of Resolution R-2660 conditionally accepting offer to purchase land from Aging Well, Inc.
- c. Approval of Final Plat of Stone Ridge Manor Replat & Development Agreement.
- d. Consideration of Ordinance G-1115 eliminating the requirement for second reading of ordinances on first reading.
- e. Consideration and Approval of Westar Modified Easements.
- f. Consideration and award of the 2012 Street Maintenance Program - Concrete Patching to J & K Contracting, LC.

7. COMMISSIONER COMMENTS:

8. STAFF COMMENTS:

9. ADJOURNMENT:

Backup material for agenda item:

- a. Consideration of Appropriation Ordinance A-15 2012 dated—July 10th-July 30 2012 in the amount of \$2,912,658.45

City of Junction City

City Commission

Agenda Memo

August 7 2012

From: Cynthia Sinkler, Water Billing and Accounts Payable Manager
To: **City Commissioners**
Subject: Consideration of Appropriation Ordinance A-15 2012 dated--July 10th-
July 30 2012 in the amount of \$2,912,658.45

Background: Attached is listing of the Appropriations for --- July 10-July 30 2012

Appropriations – July 10th-July 30th 2012

EFT Payment due before next commission

Security Bank of Kansas	<u>\$99,965.15 (August)</u>
Columbia Capital	<u>\$1,912.50</u>
Security Bank of Kansas	<u>\$415,225.55 (COPS Loan for Bluffs Park) (Due Sept 1 2012)</u>

Bill Due before Next Commission

Century Link	<u>\$2,544.54</u>
Kansas Dept of Rev.	<u>\$15,900.48</u>

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
NON-DEPARTMENTAL	GENERAL FUND	LOYAL AMERICAN LIFE INSURANCE COMPANY	7/13/12	CANCER PLAN	446.45
			7/27/12	CANCER PLAN	446.45
		FAMILY SUPPORT PAYMENT CENTER (MISSOURI	7/12/12	MACSS #41061331/ CV103-753	154.85
			7/27/12	MACSS #41061331/ CV103-753	154.85
		INTERNAL REVENUE SERVICE	7/12/12	FEDERAL WITHHOLDING	48,818.67
			7/12/12	FEDERAL WITHHOLDING	8,105.18-
			7/27/12	FEDERAL WITHHOLDING	28,082.23
			7/12/12	SOCIAL SECURITY WITHHOLDIN	5,881.14
			7/12/12	SOCIAL SECURITY WITHHOLDIN	1,186.49-
			7/27/12	SOCIAL SECURITY WITHHOLDIN	4,364.68
			7/12/12	MEDICARE WITHHOLDING	4,894.12
			7/12/12	MEDICARE WITHHOLDING	409.62-
			7/27/12	MEDICARE WITHHOLDING	3,587.07
		ING LIFE INSURANCE & ANNUITY COMPANY	7/12/12	ING	2,910.27
			7/27/12	ING	2,884.77
		AMERICAN UNITED LIFE INSURANCE COMPANY	7/13/12	AMERICAN UNITED LIFE	563.48
			7/27/12	AMERICAN UNITED LIFE	563.48
		BLUE CROSS BLUE SHIELD OF KS	7/12/12	BLUE CRDOSS BLUE SHIELD	856.48
			7/27/12	BLUE CRDOSS BLUE SHIELD	856.48
			7/12/12	BLUE CROSS BLUE SHIELD	594.51
			7/27/12	BLUE CROSS BLUE SHIELD	844.83
			7/12/12	BLUE CROSS BLUE SHIELD	1,267.26
			7/27/12	BLUE CROSS BLUE SHIELD	1,267.26
			7/12/12	BLUE CROSS BLUE SHIELD	3,018.39
			7/12/12	BLUE CROSS BLUE SHIELD	0.74
			7/27/12	BLUE CROSS BLUE SHIELD	2,906.47
		JUNCTION CITY FIREFIGHTERS AID ASSOCIA	7/13/12	FIREFIGHTERS AID ASSOCIATI	112.50
			7/27/12	FIREFIGHTERS AID ASSOCIATI	107.50
		FRANK'S AUTO SALES	7/13/12	GARNISHMENTS	5.00
			7/27/12	GARNISHMENTS	15.00
		BUTLER & ASSOCIATES, PA	7/27/12	BUTLER & ASSOCIATES	270.39
		SHEA, CARVER & BLANTON	7/12/12	SHEA, CARVER & BLANTON	91.17
			7/27/12	SHEA, CARVER & BLANTON	366.55
		CONTINENTAL AMERICAN INSURANCE COMPANY	7/13/12	CAIC	99.13
			7/27/12	CAIC	99.13
		CITY OF JUNCTION CITY	7/13/12	CITY OF JUNCTION CITY (G-F	38.20
			7/27/12	CITY OF JUNCTION CITY (G-F	38.20
			7/13/12	TELEPHONE REIMBURSEMENT	25.50
			7/27/12	TELEPHONE REIMBURSEMENT	25.50
			7/13/12	TELEPHONE REIMBURSEMENT	131.55
			7/27/12	TELEPHONE REIMBURSEMENT	131.55
		CITY OF JUNCTION CITY PETTY CASH 41805	7/30/12	CO REG DEEDS-DICK EDW T	72.00
			7/30/12	GE CO REG DEEDS-DICK EDWAR	68.00
		CITY OF JUNCTION CITY	7/12/12	CITY OF JUNCTION CITY -P&R	55.00
			7/27/12	CITY OF JUNCTION CITY -P&R	55.00

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/27/12	09LM125	363.60
		DELTA DENTAL (PAYROLL)	7/13/12	DELTA DENTAL OF KANSAS	610.87
			7/27/12	DELTA DENTAL OF KANSAS	610.87
		FIREMEN'S RELIEF ASSOCIATION	7/13/12	FIREMANS RELIEF	199.80
			7/27/12	FIREMANS RELIEF	190.92
		JUNCTION CITY FIRE FIGHTERS ASSOCIATIO	7/13/12	I.A.F.F. LOCAL 3309	966.00
			7/27/12	I.A.F.F. LOCAL 3309	924.00
		JUNCTION CITY POLICE	7/13/12	JCPOA	692.64
			7/27/12	JCPOA	670.00
		KANSAS DEPT OF REVENUE	7/12/12	STATE WITHHOLDING	17,473.30
			7/12/12	STATE WITHHOLDING	1,822.74-
			7/27/12	STATE WITHHOLDING	10,832.46
		KANSAS PUBLIC EMPLOYEES	7/12/12	KPERS #1	1,963.78
			7/12/12	KPERS #1	50.17
			7/27/12	KPERS #1	1,738.57
			7/12/12	KP&F	16,537.78
			7/27/12	KP&F	11,704.97
			7/12/12	KPERS #2	2,239.73
			7/12/12	KPERS #2	358.58-
			7/27/12	KPERS #2	1,951.91
		POLICE & FIREMEN'S	7/13/12	POLICE & FIRE INSURANCE	1,217.51
			7/27/12	POLICE & FIRE INSURANCE	1,160.20
		FLEXIBLE SPENDING ACCOUNT #41807030	7/12/12	FIRST STATE BANK	1,769.88
			7/27/12	FIRST STATE BANK	1,759.88
		MONTGOMERY COMMUNICATIONS INC	7/30/12	S-3106 DICK EDWARDS TIF PU	718.75
		PRE-PAID LEGAL SERVICES,	7/12/12	PREPAID LEGAL	297.90
		AMERICAN FAMILY LIFE ASSURANCE COMPANY	7/13/12	AFLAC	844.44
			7/27/12	AFLAC	806.93
		CARD CENTER	7/20/12	USPS-TIF MAILING	33.00
		ROLLING MEADOWS GOLF COURSE	7/12/12	ROLLING MEADOWS GOLF COURS	41.66
			7/27/12	ROLLING MEADOWS GOLF COURS	41.66
		UNITED WAY OF JUNCTION CITY-GEARY COUN	7/12/12	UNITED WAY	242.65
			7/27/12	UNITED WAY	236.90_
				TOTAL:	187,807.90
GENERAL FUND	GENERAL FUND	JANICE WAGNER	7/15/12	CXD GYM RNTL-DEP REFUND 9/	100.00
		GEARY COUNTY PUBLIC WORKS	7/23/12	BUILDING MAINTENANCE	303.83
			7/23/12	VEOLIA-WW/WP-JUNE 2012	468.43_
				TOTAL:	872.26
INFORMATION SYSTEMS	GENERAL FUND	INTERNAL REVENUE SERVICE	7/12/12	SOCIAL SECURITY WITHHOLDIN	119.52
			7/12/12	SOCIAL SECURITY WITHHOLDIN	119.52-
			7/12/12	MEDICARE WITHHOLDING	27.95
			7/12/12	MEDICARE WITHHOLDING	27.95-
		VERIZON WIRELESS	7/12/12	IS Director	51.52

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/12/12	KPERS #2	141.50-
		INCODE	7/10/12	Web Publishing Fees	200.00
		CARD CENTER	6/30/12	Laptop - IS Director	1,840.69
			6/30/12	Phone Lines - Cox	27.26
			6/30/12	Channel 3 Digital Music	34.73
			6/30/12	Network Wiring - Public Wo	2,642.16_
				TOTAL:	10,449.00
ADMINISTRATION	GENERAL FUND	INTERNAL REVENUE SERVICE	7/12/12	SOCIAL SECURITY WITHHOLDIN	787.64
			7/27/12	SOCIAL SECURITY WITHHOLDIN	444.73
			7/12/12	MEDICARE WITHHOLDING	184.20
			7/27/12	MEDICARE WITHHOLDING	104.00
		ING LIFE INSURANCE & ANNUITY COMPANY	7/12/12	ING	334.62
			7/27/12	ING	334.62
		BLUE CROSS BLUE SHIELD OF KS	7/12/12	BLUE CROSS BLUE SHIELD	393.95
			7/27/12	BLUE CROSS BLUE SHIELD	260.16
		VERIZON WIRELESS	7/24/12	210-7021=CITY CLERK	51.52
			7/24/12	223-7779=CITY MANAGER	51.52
			7/24/12	210-5380-HR DIRECTOR	51.52
			7/24/12	307-2150-CITY MANAGER MIFI	40.01
		TELEPLUS SOLUTIONS	7/15/12	Lower Rates / Switch to Co	451.15
			7/15/12	Eliminate Taxes - NexTech	11.49
			7/15/12	Cell Phone Zero Usage	25.10
			7/15/12	Cancel Line RNA - 238-1092	20.78
		STAPLES ADVANTAGE	7/20/12	FL FLDRS, CLPS, PENS, MRKR	161.77
		SEMINOLE ENERGY SERVICES, LLC	7/20/12	700 N JEFF-GAS-JUNE 2012	79.68
		CITY OF JUNCTION CITY PETTY CASH 41805	7/30/12	GE CO TREASURER-PW VEH REG	293.00
			7/30/12	JULY 2012 BANKING FEES	6.57
			7/30/12	JUNE 2012 BANKING FEES	5.88
		AGENDAPAL CORPORATION	7/19/12	Agenda Pal	449.00
		ETC INSTITUTE	7/11/12	RESIDENT SURVEY-FINAL REPO	1,490.00
		COLLECTION BUREAU OF KANSAS INC	6/29/12	JUNE COLLECTION FEES-BP	4.67
		DELTA DENTAL (PAYROLL)	7/13/12	DELTA DENTAL OF KANSAS	29.00
			7/27/12	DELTA DENTAL OF KANSAS	19.15
		DIVISION OF ACCOUNTS	7/30/12	AUDIT FILING FEE 2011 CAFR	150.00
		KANSAS GAS SERVICE	7/26/12	133 W 7TH-OPERA -JUNE 2012	30.75
			7/15/12	700 N JEFFERSON-JUNE 2012	26.33
			7/15/12	701 N JEFFERSON-EDC	35.62
		ADVANCE LIFE INSURANCE	7/12/12	ADVANCE LIFE INUSRANCE	40.62
		KANSAS JUDICIAL COUNCIL	7/30/12	PATTERN INSTRUCTIONS 4TH	140.00
		WESTAR ENERGY	7/24/12	1 E CHESTNUT-JUNE 2012	284.75
		KANSAS PUBLIC EMPLOYEES	7/12/12	KPERS #1	567.59
			7/27/12	KPERS #1	214.82
			7/12/12	KPERS #2	373.92
			7/27/12	KPERS #2	299.17

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/13/12	VERNON JEWELERS-WATCH	115.00
			7/13/12	COURTYARD-ROTARY	11.00
			7/13/12	ICMA-MEMBERSHIP	756.80
			7/13/12	COURTYARD-ROTARY	11.00
			7/13/12	ICMA-ANNUAL CONFERENCE	775.00
			7/13/12	COX BROS.-BUS LNCH.NCK MAN	8.75
			7/13/12	COURTYARD-ROTARY	11.00
		CHAMBER OF COMMERCE	7/30/12	MAC BREAKFAST X 3	36.00
		LATHROP & GAGE LLP	7/13/12	WATER TWR-LEASE=DIFF OWED	126.00
			7/17/12	GEN LABOR EMPLOYMENT ISSUE	1,511.00
			7/17/12	ARSHANAPALI IMMIGRAT MTR	253.50
			7/17/12	CONTRACT NEGOTIATIONS	586.50
			7/17/12	HARMON GRV HRNG	1,209.38
		UNITED WAY OF JUNCTION CITY-GEARY COUN	7/17/12	7/16/2012 TSHIRT SPONSORSH	250.00
		WEST PAYMENT CENTER	7/23/12	JUNE 1-JUNE 30 2012	181.71_
				TOTAL:	14,736.37
BUILDING MAINTENANCE	GENERAL FUND	CURT'S PEST CONTROL	7/05/12	MUNICIPAL BLDG AND COURT	50.00
		RK JANITORIAL INC	7/18/12	FAN, SEWAGE, INSPECT, MONI	1,129.41
		INTERNAL REVENUE SERVICE	7/27/12	SOCIAL SECURITY WITHHOLDIN	47.96
			7/27/12	MEDICARE WITHHOLDING	11.22
		BLUE CROSS BLUE SHIELD OF KS	7/27/12	BLUE CROSS BLUE SHIELD	148.66
		DELTA DENTAL (PAYROLL)	7/27/12	DELTA DENTAL OF KANSAS	10.94
		KANSAS PUBLIC EMPLOYEES	7/27/12	KPERS #2	67.62
		THERMAL COMFORT AIR, INC	7/10/12	SHOP AIR CONDITIONER	80.00
			7/20/12	UPSTAIRS AC @ FIRE STATION	80.00
			7/19/12	LABOR AND MATERIALS	631.70
			7/20/12	FIRE DEPT #2 FREON	178.00
			7/19/12	COAT ROOM CLEANED LEAK STO	80.00
		THYSSENKRUPP ELEVATOR CORP.	7/01/12	ELEVATOR MAINTENANCE	2,433.43_
				TOTAL:	4,948.94
PARKS	GENERAL FUND	INTERNAL REVENUE SERVICE	7/12/12	SOCIAL SECURITY WITHHOLDIN	1,105.89
			7/27/12	SOCIAL SECURITY WITHHOLDIN	760.14
			7/12/12	MEDICARE WITHHOLDING	258.63
			7/27/12	MEDICARE WITHHOLDING	177.76
		BLUE CROSS BLUE SHIELD OF KS	7/12/12	BLUE CRDOSS BLUE SHIELD	148.66
			7/27/12	BLUE CRDOSS BLUE SHIELD	148.66
			7/12/12	BLUE CROSS BLUE SHIELD	29.73
			7/27/12	BLUE CROSS BLUE SHIELD	29.73
			7/12/12	BLUE CROSS BLUE SHIELD	743.30
			7/27/12	BLUE CROSS BLUE SHIELD	743.30
		VERIZON WIRELESS	7/24/12	209-0933=PARKS WORKER	0.00
			7/24/12	209-1306=PARKS WORKER	0.00
			7/24/12	210-7130=PARKS WORKER	31.94

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/27/12	DELTA DENTAL OF KANSAS	47.52
			7/13/12	DELTA DENTAL OF KANSAS	43.76
			7/27/12	DELTA DENTAL OF KANSAS	43.76
		GEARY COUNTY PUBLIC WORKS	7/23/12	PARKS-UNLEADED	1,404.83
			7/23/12	PARKS-DIESEL	76.04
			7/23/12	PARKS-FUEL CHARGE-448.3GAL	22.42
		KANSAS GAS SERVICE	7/15/12	2370 N JACKSON	30.13
			7/15/12	1017 1/2 W 5TH ST	27.50
		ADVANCE LIFE INSURANCE	7/12/12	ADVANCE LIFE INUSRANCE	48.05
		KANSAS PUBLIC EMPLOYEES	7/12/12	KPERS #1	610.19
			7/27/12	KPERS #1	520.23
			7/12/12	KPERS #2	243.95
			7/27/12	KPERS #2	176.64
		M & L SERVICE	7/12/12	REFRIGERANT @ RATHERT STAD	320.00
		NEX-TECH	7/26/12	PARKS	0.49
		CARD CENTER	7/16/12	CYPRESS MULCH	190.50
			7/16/12	HOOKS, CHAINS	47.94
			7/16/12	PAINT	295.99
			7/16/12	NORTH PARK WATER FOUNTAIN	2.92
			7/16/12	PET WASTE SIGNS	394.00
			7/16/12	PAINT PLAYGROUND PARK	137.88
			7/16/12	LIGHT BULBS CORNOADO PRAK	19.47
			7/16/12	CYPRESS MULCH	190.50
			7/16/12	LUBE, OIL, FILTER TRUCK 14	17.50
			7/16/12	LUBE, OIL, FILTER TRUCK 14	51.88
			7/16/12	NORTH PARK GROMMETS	4.29
			7/16/12	HERITAGE PARK SEWER DRAIN	6.75
			7/16/12	GFI OUTLET HERT PARK BANKS	20.65
			7/16/12	PRESSURE WASHER RENTAL	133.74
			7/16/12	PRESSURE WASHER DEP REFUND	20.00-
			7/16/12	KEYS	5.97
			7/16/12	DRILL BITS	9.18
			7/16/12	PLUMBING SUPPLIES	7.77
			7/16/12	WALL PLATE RETURN	0.99-
			7/16/12	CYPRESS MULCH	174.50
			7/16/12	CYPRESS MULCH	20.94
			7/16/12	CYPRESS MULCH	104.70
			7/16/12	SPRAYER PUMP	98.64
			7/16/12	VALVE HERITAGE PARK	257.50
			7/16/12	VALVE HERITAGE PARK	57.66
			7/16/12	VE HERITAGE PARK	32.63
			7/16/12	ANING AND OFFICE SUPPLI	7.52
			7/16/12	NORTH PARK BATHROOMS	196.44
			7/16/12	BIT SET	19.99
			7/16/12	LIGHT BULBS FOR CORONADO P	6.99

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/18/12	CHESTNUT ST	429.26
			7/18/12	HERITAGE PARK	109.70
			7/18/12	RATHERT STADIUM	258.73
			7/18/12	WASHINGTON ST ROUNDABOUT	41.73
			7/18/12	HERITAGE PARK	356.18
			7/18/12	CORONADO PARK	153.75
			7/23/12	CORONADO PARK	66.25_
				TOTAL:	23,786.46
SWIMMING POOL	GENERAL FUND	INTERNAL REVENUE SERVICE	7/12/12	SOCIAL SECURITY WITHHOLDIN	843.50
			7/27/12	SOCIAL SECURITY WITHHOLDIN	864.50
			7/12/12	MEDICARE WITHHOLDING	197.26
			7/27/12	MEDICARE WITHHOLDING	202.21
		THE LIFEGUARD STORE, INC.	5/11/12	16 SWIM SUITS	672.00
			5/11/12	45 SWIM SUITE	774.85
		CASH-WA DISTRIBUTING	7/04/12	CANDY, FROZEN FOOD	458.65
			7/04/12	CANDY, FROZEN FOOD	7.00
			7/13/12	FOOD	607.30
			7/13/12	FUEL SURCHARGE	7.00
			7/13/12	PAPER PRODUCTS	95.75
		BLUE BELL CREAMERIES, L.P.	7/09/12	ICE CREAM	121.44
		AMBER HELGREN	7/15/12	CXD SWIM LESSON-2012	30.00
		DAVE'S ELECTRIC, INC.	7/25/12	PIT LIGHTS CITY POOL	447.49
			7/25/12	SPRAY PARK CITY POOL	143.80
		EAE ENTERPRISES	7/17/12	JR LIFEGUARD T-SHIRTS	142.55
		SECURITY SOLUTIONS INC	7/15/12	ALARM CITY POOL-1017 W 5TH	15.00
		KANSAS GAS SERVICE	7/15/12	1017 W 5TH	36.95
		SNACK EXPRESS	7/09/12	CANDY, GATROADE, DORITOS	676.20
			7/16/12	CHEESEBURGERS, CANDY, POP	501.40
			7/24/12	CHEESBURGERS, NACHOS	80.40
		CARD CENTER	6/30/12	Pool - Internet Connection	64.95
			7/16/12	MURATIC ACID	980.00
			7/16/12	POOL, MARINE GLUE	12.98
			7/16/12	LIGHT BULB PRETZEL MACHINE	37.18
			7/16/12	POOL PAINT	19.61
			7/16/12	CLEANING AND OFFICE SUPPLI	2.97
			7/16/12	KEY AND PADLOCK	19.98
			7/16/12	SNOW CONE SUPPLIES	55.68
			7/16/12	SNOW CONE SUPPLIES	129.48
			7/16/12	PAINT	72.57
			7/16/12	NT	4.69
			7/16/12	E, WALL PLATE	4.31
			7/16/12	BULB CONCRETE PATCH	31.98
		UNITED INDUSTRIES	7/20/12		9,784.19_
				TOTAL:	18,145.82

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/30/12	GOLF CART BATTERIES	600.00
			7/30/12	GOLF CART ELECT PARTS	234.52
			7/30/12	GOFT CART BATTERIES	600.00
		RANDYS TREE SERVICE	7/30/12	RANDYS TREE SERVICE	150.00
		GARY TYSON	7/27/12	TRASH BAGS	21.48
			7/27/12	12 OUNCE FOAM CUPS	22.86
		BLUE CROSS BLUE SHIELD OF KS	7/12/12	BLUE CROSS BLUE SHIELD	297.32
			7/27/12	BLUE CROSS BLUE SHIELD	297.32
		REGELMAN LIQUOR STORE	7/30/12	BEER SUPPLIES	68.05
		WINFIELD SOLUTIONS LLC	7/30/12	WINFIELD SOLUTIONS LLC	325.90
			7/30/12	DACONIL ZN AGENCY	230.00
		AGRIUM ADVANCED TECHNOLOGIES	7/30/12	LPI STARLINE 10-03-06 SOL	63.75
			7/30/12	PROSEDGE SELLECTIVE HERB	202.00
		ASH CITY USA	7/30/12	LOGO GOLF SHIRTS	477.87
		CROWN DISTRIBUTORS, INC.	7/30/12	BEER SUPPLIES	42.46
			7/30/12	BEER SUPPLIES	42.46
			7/30/12	BEER SUPPLIES	42.77
			7/30/12	BEER SUPPLIES	128.30
			7/30/12	BEER SUPPLIES	64.15
		DS&O RURAL ELECTRIC	7/20/12	GOLF CLUB HOUSE	1,620.47
			7/20/12	GOLF COURSE	2,217.15
			7/20/12	GOLF COURSE-CART SHED	233.93
		DELTA DENTAL (PAYROLL)	7/13/12	DELTA DENTAL OF KANSAS	21.60
			7/27/12	DELTA DENTAL OF KANSAS	21.60
			7/13/12	DELTA DENTAL OF KANSAS	21.88
			7/27/12	DELTA DENTAL OF KANSAS	21.88
		FLINT HILLS BEVERAGE LLC	7/30/12	BEER SUPPLIES	238.46
			7/30/12	BEER SUPPLIES	113.35
		FOOTJOY	7/30/12	GOLF GLOVES	1,032.96
		HELENA CHEMICAL COMPANY	7/30/12	BREXIL MULTI	85.00
			7/30/12	GROUNDED	50.00-
		SECURITY SOLUTIONS INC	7/30/12	SECURITY MONITOR/MAINT	79.00
		ADVANCE LIFE INSURANCE	7/12/12	ADVANCE LIFE INUSRANCE	33.37
		KANSAS PUBLIC EMPLOYEES	7/12/12	KPERS #1	144.04
			7/27/12	KPERS #1	162.17
			7/12/12	KPERS #2	246.66
			7/27/12	KPERS #2	283.08
		NCKCN.COM	7/30/12	VIRTUAL DOMAIN	10.00
		NEX-TECH	7/26/12	GOLF COURSE	14.58
		ROSE INDUSTRIES	7/30/12	GOLF BRUSHES	214.77
		SNACK EXPRESS	7/30/12	FOOD / BEVERAGES	165.10
			7/30/12	FOOD / BEVERAGES	158.00
			7/30/12	FOOD / BEVERAGES	96.20
			7/30/12	FOOD / BEVERAGES	134.00
		CARD CENTER	7/12/12	B&B RADIATOR/AUTO AIR	85.00

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/12/12	MILLESON AUTO SUPPLY	138.89
			7/12/12	WESTERN EXTRALITE	58.00
			7/12/12	MILLESON AUTO SUPPLY	11.67
			7/12/12	WATERS TRUE VALUE	5.10
			7/12/12	CONNELL PLUMB & HEAT	30.28
			7/12/12	AUTOZONE	14.97
			7/12/12	REEVES WIEDEMAN CO	56.09
			7/12/12	REEVES WIEDEMAN CO	14.40
			7/12/12	REEVES WIEDEMAN CO	118.31
			7/12/12	DILLONS	88.28
			7/12/12	WAL-MART	87.68
			7/12/12	DILLONS	73.07
			7/12/12	WAL-MART	97.05
			7/12/12	WATERS TRUE VALUE	38.94
			7/12/12	WAL-MART	8.72
			7/12/12	WAL-MART	65.76
			7/12/12	DILLONS	49.82
			7/12/12	WAL-MART	9.72
			7/12/12	WAL-MART	65.76
			7/12/12	ORSCHELN	22.98
			7/12/12	WAL-MART	93.16
			7/12/12	DILLONS	60.39
			7/12/12	DILLONS	64.86
		SAM'S CLUB	7/15/12	RELISH,FOODTRAY,PICKELS	52.26
			7/15/12	STIRRER	10.76
			7/15/12	PINE SOL	8.98
		TIELKE ENTERPRISE, LLC	7/30/12	SANDWICHES	123.85
		VAN WALL EQUIPMENT	7/30/12	EQUIP PARTS-FILTERS	131.73
			7/30/12	EQUP PARTS- JOHN DEERE BOW	43.33
			7/30/12	EQUIP REPAIR-JD 1600	750.88_
				TOTAL:	14,610.07
AMBULANCE	GENERAL FUND	INTERNAL REVENUE SERVICE	7/12/12	SOCIAL SECURITY WITHHOLDIN	47.27
			7/27/12	SOCIAL SECURITY WITHHOLDIN	47.27
			7/12/12	MEDICARE WITHHOLDING	244.32
			7/27/12	MEDICARE WITHHOLDING	192.06
		K & L SAFETY PRODUCTS	7/13/12	REDUCER REGULATOR	99.38
		COLBY BETTLES	7/25/12	2012 UNIFORM ALLOWANCE	100.00
		BLUE CROSS BLUE SHIELD OF KS	7/27/12	BLUE CROSS BLUE SHIELD	148.66
			7/12/12	BLUE CROSS BLUE SHIELD	148.66
			7/27/12	BLUE CROSS BLUE SHIELD	148.66
			7/12/12	BLUE CROSS BLUE SHIELD	1,068.16
			7/27/12	BLUE CROSS BLUE SHIELD	919.50
		VERIZON WIRELESS	7/24/12	223-1237 (M3)	8.21
			7/24/12	223-1238 (M4)	9.97

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/27/12	DELTA DENTAL OF KANSAS	43.76
		GEARY COUNTY PUBLIC WORKS	7/06/12	DIESEL FUEL - AMBULANCE	2,017.62
		KANSAS GAS SERVICE	7/15/12	700 N JEFFERSON-JAN 2012	26.34
		ADVANCE LIFE INSURANCE	7/12/12	ADVANCE LIFE INUSRANCE	102.96
		KANSAS PUBLIC EMPLOYEES	7/12/12	KPERS #1	61.20
			7/27/12	KPERS #1	69.54
			7/12/12	KP&F	3,837.93
			7/27/12	KP&F	2,967.23
		MIKE'S FIRE EXT. SALES	7/02/12	ANNUAL SERVICE	276.05
			7/03/12	ANNUAL SERVICE	36.55
		NEX-TECH	7/26/12	AMBULANCE	4.66
		CARD CENTER	6/30/12	Phone Lines - Cox (50%)	48.44
			6/30/12	Fire #2 Internet Connect -	62.48
			6/30/12	KTAREBILLS/KTAG ACCT PYMT	100.00
			6/30/12	YOURAUTO/REAR BRAKES MED	334.17
			6/30/12	YOURAUTO/REAR BRAKES MED	88.00
			6/30/12	MILITARY OUTLET/UNIFORMS	288.47
			6/30/12	MILITARYOUTLET/UNIFORM SHI	60.00
			6/30/12	MILLESONS/HEADLIGHT M4	17.58
			6/30/12	DICKEDWARDS/CONTROL FOR M4	96.73
			6/30/12	WATERS/PLYWOOD, POLYURETHA	15.40
			6/30/12	WATERS/SEAL, FAUCET	15.48_
				TOTAL:	15,634.77
ANIMAL SHELTER	GENERAL FUND	GEARY COUNTY CLERK	7/20/12	JUNE 2012-ANIMAL SHELTER F	8,157.95_
				TOTAL:	8,157.95
COUNTY/INS ZONING SVCS	GENERAL FUND	VERIZON WIRELESS	7/12/12	ZONING ADMINISTRATOR	35.16
			7/12/12	MUNICIPAL SERVICE DIRECTOR	11.72
		CITY OF JUNCTION CITY PETTY CASH 41805	7/30/12	GE CO REG DEEDS-EASEMNT VA	20.00
			7/30/12	GE CO REG DEEDS EASEMENT F	16.00
			7/30/12	KS CLE COMMISSION-YEAROUT	25.00
			7/30/12	GE CO REG DEEDS CHESTINGTO	40.00
		GEARY COUNTY PUBLIC WORKS	7/13/12	722- Sort 1	177.67
			7/13/12	722- Sort 2	93.77
		KACPZO TREASURER	7/27/12	PLANNING & ZONING WORKSHOP	570.00
		KAW VALLEY ENGINEERING, INC	7/26/12	2-COPIES 18 X 24 MYLAR	30.00
			7/26/12	2-COPIES 24 X 36 MYLAR	40.00
		MONTGOMERY COMMUNICATIONS INC	7/30/12	S-3107 REZONE 701 ALLEN DR	94.60
			7/30/12	S-3108 SPCL USE PERMIT	111.70
			7/30/12	07-01-12 MPC PUBLIC HEA	75.36
			7/30/12	109 BRAMLAGE REZONE	98.88
		CARD CENTER	6/30/12	STAPLES-PURPLE PENS	20.49
			6/30/12	STAPLES-STAPLER, GREG	5.83
			6/30/12	Phone Lines - Cox	25.34_

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
		CORYELL INSURORS, INC.	7/26/12	SARAH BROWN NOTARY 2012-20	25.00
		DELTA DENTAL (PAYROLL)	7/13/12	DELTA DENTAL OF KANSAS	28.94
			7/27/12	DELTA DENTAL OF KANSAS	28.94
		EAE ENTERPRISES	7/25/12	ENGINEERING SHIRTS	143.92
		GEARY COUNTY PUBLIC WORKS	7/13/12	747 SORT 1	65.80
			7/13/12	747 SORT 2	48.69
			7/13/12	727 SORT 2	74.35
			7/13/12	FUEL SURCHARGE	2.87
			7/13/12	FUEL CARD	2.50
		ADVANCE LIFE INSURANCE	7/12/12	ADVANCE LIFE INUSRANCE	11.77
		KANSAS PUBLIC EMPLOYEES	7/12/12	KPERS #1	96.43
			7/27/12	KPERS #1	109.58
			7/12/12	KPERS #2	36.48
			7/27/12	KPERS #2	41.45
		KAW VALLEY ENGINEERING, INC	6/30/12	BRUCE JOHNSON ROW RSRCH &	1,647.00
			6/30/12	MTING WITH GREG-CITY PROJE	232.00
			6/30/12	DISCUSS WATER RGHTS-POND P	1,400.00
			6/30/12	PRINTS & DIGITAL UPU INDUS	18.00
			6/30/12	WATER MAIN BREAK QUESTIONS	286.00
			6/30/12	PROJECT ENGINEER	480.00
			6/30/12	INTERN ENGINEER	296.00
			6/30/12	SR ENGINEER	2,280.00
			6/30/12	MILEAGE	37.50
		KANSAS SECRETARY OF STATE	9/01/12	NOTARY-BROWN, SARAH-AUG 12	12.50
		CARD CENTER	6/30/12	STAPLES-STAPLER, GREG	5.83
			6/30/12	Phone Lines - Cox	57.10
			6/30/12	WALMART-FLOOR MATS TRK 727	23.66
			6/30/12	USPS-BID SPEC TRAFFIC	17.40
			6/30/12	USPS-BID SPEC	21.30_
				TOTAL:	8,343.18
CODES ENFORCEMENT	GENERAL FUND	INTERNAL REVENUE SERVICE	7/12/12	SOCIAL SECURITY WITHHOLDIN	207.68
			7/27/12	SOCIAL SECURITY WITHHOLDIN	207.67
			7/12/12	MEDICARE WITHHOLDING	48.58
			7/27/12	MEDICARE WITHHOLDING	48.58
		BLUE CROSS BLUE SHIELD OF KS	7/12/12	BLUE CROSS BLUE SHIELD	148.66
			7/27/12	BLUE CROSS BLUE SHIELD	148.66
			7/12/12	BLUE CROSS BLUE SHIELD	222.99
			7/27/12	BLUE CROSS BLUE SHIELD	222.99
		VERIZON WIRELESS	7/12/12	SENIOR INSPECTOR	31.94
			7/12/12	SENIOR INSPECTOR	31.94
			7/12/12	MUNICIPAL SERVICE DIRECTOR	11.72
			7/12/12	INSPECTOR IPAD 2	40.01
			7/12/12	SENIOR INSPECTOR IPAD 2	40.01
		CITY OF JUNCTION CITY PETTY CASH 41805	7/30/12	GE CO REG DEEDS MOWING LIE	12.00

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/16/12	1204 DOWNTAIN	70.00
			7/16/12	1901 THOMPSON DR	70.00
			7/16/12	1217 W 20TH ST	70.00
			7/16/12	1221 W 20TH ST	70.00
			7/16/12	1145 COYOTE	70.00
			7/16/12	1104 GRANT AVE	70.00
		GEARY COUNTY PUBLIC WORKS	7/13/12	726- Sort 1	144.76
			7/13/12	726- Sort 2	79.62
			7/13/12	FUEL SURCHARGE	7.54
			7/13/12	FUEL CARD	2.50
		ADVANCE LIFE INSURANCE	7/12/12	ADVANCE LIFE INUSRANCE	22.78
		KANSAS PUBLIC EMPLOYEES	7/12/12	KPERS #1	286.59
			7/27/12	KPERS #1	325.63
		MONTGOMERY COMMUNICATIONS INC	7/30/12	R-2686 CONDEMN 117 E 3RD	92.46
			7/30/12	R-2683 CONDEMN 331 W 8TH	92.46
			7/30/12	R-2687-CONDEMN 630 W 10TH	92.46
			7/30/12	R-2684 CONDEMN 712 W 10TH	94.60
			7/30/12	R-2684 CONDEMN 1309 JOHNSO	94.60
		KANSAS SECRETARY OF STATE	9/01/12	NOTARY-BROWN, SARAH-AUG 12	12.50
		CARD CENTER	6/30/12	STAPLES-GREEN PENS	2.29
			6/30/12	STAPLES-STAPLER, GREG	5.83
			6/30/12	Phone Lines - Cox	46.51_
				TOTAL:	4,643.01
POLICE	GENERAL FUND	INTERNAL REVENUE SERVICE	7/12/12	SOCIAL SECURITY WITHHOLDIN	498.91
			7/12/12	SOCIAL SECURITY WITHHOLDIN	2,805.62
			7/12/12	SOCIAL SECURITY WITHHOLDIN	1,753.02-
			7/27/12	SOCIAL SECURITY WITHHOLDIN	509.03
			7/27/12	SOCIAL SECURITY WITHHOLDIN	1,305.34
			7/12/12	MEDICARE WITHHOLDING	1,720.17
			7/12/12	MEDICARE WITHHOLDING	691.95
			7/12/12	MEDICARE WITHHOLDING	9.59
			7/12/12	MEDICARE WITHHOLDING	409.98-
			7/27/12	MEDICARE WITHHOLDING	1,123.61
			7/27/12	MEDICARE WITHHOLDING	337.17
			7/27/12	MEDICARE WITHHOLDING	9.09
		ADI SYSTEMS INC	7/26/12	S17252 TONER CARTRIDGE REF	169.00
		BLUE CROSS BLUE SHIELD OF KS	7/12/12	BLUE CRDOSS BLUE SHIELD	140.48
			7/12/12	BLUE CRDOSS BLUE SHIELD	148.66
			7/12/12	BLUE CRDOSS BLUE SHIELD	8.18
			7/27/12	BLUE CRDOSS BLUE SHIELD	148.66
			7/27/12	BLUE CRDOSS BLUE SHIELD	148.66
			7/12/12	BLUE CROSS BLUE SHIELD	255.85
			7/12/12	BLUE CROSS BLUE SHIELD	31.10
			7/12/12	BLUE CROSS BLUE SHIELD	10.37

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/16/12	PATIENT 66654	40.00
			7/16/12	PATIENT 66655	40.00
			7/16/12	PATIENT 19523	45.00
			7/16/12	PATIENT 22354	40.00
		TELEPLUS SOLUTIONS	7/15/12	Cancel Line RNA 762-2987	10.72
			7/15/12	Cancel Line RNA 762-2987	10.72
			7/15/12	Cancel Line RNA 762-4111	24.25
			7/15/12	Cancel Line RNA 762-4111	24.25
			7/15/12	Cancel Line RNA - 762-8664	11.02
			7/15/12	Cancel Line RNA - 762-8664	11.02
			7/15/12	Cancel - ISDN line 238-169	19.63
			7/15/12	Cancel ISDN Line 238-1697	19.63
		STAPLES ADVANTAGE	7/17/12	TAPE, ACC FILES, CLEANER P	69.97
			7/27/12	3178228526 DVDS	139.75
		TRAVELERS	7/10/12	LEGAL SERVICES F9X2239	469.50
		ALVIN BABCOCK	7/27/12	2012 CLOTHING ALLOWANCE	750.00
		CONTINENTAL PROFESSIONAL LANDRY	7/27/12	107680 UNIFORM CLEANING	5.55
			7/27/12	107746 UNIFORM CLEANING	22.20
			7/27/12	107747 UNIFORM CLEANING	38.85
			7/27/12	107767 UNIFORM CLEANING	66.60
			7/27/12	107805 UNIFORM CLEANING	24.05
			7/27/12	107806 UNIFORM CLEANING	22.20
			7/27/12	107821 UNIFORM CLEANING	14.80
			7/30/12	107890 UNIFORM CLEANING	40.70
			7/30/12	107891 UNIFORM CLEANING	9.25
			7/27/12	108010 UNIFORM CLEANING	14.80
			7/27/12	108011 UNIFORM CLEANING	14.80
			7/27/12	108017 UNIFORM CLEANING	42.55
			7/27/12	108029 UNIFORM CLEANING	44.40
			7/27/12	108040 UNIFORM CLEANING	14.80
		KCMTOA	7/27/12	2012 KCMTOA MEMBERSHIP	175.00
		KA-COMM	7/27/12	109143 POWER SHUT DOWN #21	132.83
			7/27/12	109191 LIGHTBAR #208	24.00
			7/20/12	109310 RADIO BATTERIES	220.00
			7/20/12	109323 FLASHLIGHTS 200, 21	48.00
			7/20/12	109324 MICROPHONE #221	80.00
			7/20/12	109334 MOBILE RADIO SPEAKR	81.00
			7/20/12	109361 GRILL LIGHTS #214	286.35
			7/23/12	SERVICE CONTRACT/MAINT POL	188.50
			7/23/12	SERVICE CONTRACT/MAINT POL	188.50
			7/26/12	556 DISPLAY MODULE #212	105.00
		DELTA DENTAL (PAYROLL)	7/13/12	TA DENTAL OF KANSAS	476.58
			7/13/12	DELTA DENTAL OF KANSAS	118.50
			7/13/12	DELTA DENTAL OF KANSAS	6.26
			7/27/12	DELTA DENTAL OF KANSAS	477.82

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
		KANSAS GAS SERVICE	7/15/12	312 E 9TH	38.32
			7/15/12	210 E 9TH	81.55
		ADVANCE LIFE INSURANCE	7/12/12	ADVANCE LIFE INUSRANCE	464.84
			7/12/12	ADVANCE LIFE INUSRANCE	107.36
			7/12/12	ADVANCE LIFE INUSRANCE	2.84
		KANSAS JUDICIAL COUNCIL	7/30/12	29489 PIK SUPPLEMENTS	420.00
		KANSAS PUBLIC EMPLOYEES	7/12/12	KPERS #1	522.33
			7/12/12	KPERS #1	899.18
			7/27/12	KPERS #1	593.49
			7/27/12	KPERS #1	1,046.38
			7/12/12	KP&F	19,812.97
			7/12/12	KP&F	665.42
			7/12/12	KP&F	115.48
			7/27/12	KP&F	12,872.49
			7/27/12	KP&F	623.13
			7/27/12	KP&F	108.75
			7/12/12	KPERS #2	61.43
			7/12/12	KPERS #2	2,462.73
			7/12/12	KPERS #2	2,075.34-
			7/27/12	KPERS #2	80.06
			7/27/12	KPERS #2	755.46
		MIKE'S FIRE EXT. SALES	7/10/12	80919 FIRE EXTINGUISHER #2	34.55
		NEX-TECH	7/26/12	POLICE	79.69
			7/26/12	DISPATCH	80.04
		INCODE	7/10/12	Case Management - Annual M	4,042.50
		THE PRINTERY	7/13/12	22395 VIOLATION STICKERS	399.00
		CARD CENTER	7/06/12	TOWING FEES UNIT 214	50.00
			7/06/12	BROWNELLS-GUN STOCKS	150.27
			7/06/12	LONG-MCARTHUR-FUEL PMP #21	834.32
			7/06/12	AMAZON-CRIM INV-PROMOTION	122.62
			7/06/12	FEDEX-EVIDENCE SHIPPING	3.25
			7/06/12	FEDEX-EVIDENCE SHIPPING	67.44
			7/06/12	2753 QUANTICO-UNIFORMS #38	299.94
			7/06/12	MIL OUTLET-NAME TAGS #38	14.00
			7/06/12	VERIZON-PHONE CASE #90	48.73
			7/06/12	VERIZON-PHONE CASE #45	37.49
			7/06/12	HOME DEPOT-TOOL BOX	29.97
			7/06/12	UNIFORM PATCHES / ALTERATI	520.00
			7/06/12	REW MATERIALS-CEILING TILE	266.26
			6/30/12	City - Fiber Internet	1,500.00
			7/06/12	82 B&K-COFFEE	33.20
			7/06/12	01 B&K-COFFEE	66.40
			7/06/12	16673 B&K-COFFEE	37.05
			7/06/12	RETURN COFFEE	30.71-
			7/06/12	KTA-TOLL FEES-COMPUTER EVI	2.50

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/06/12	301229 ORAP-MOTOR TRT #228	15.98
			7/06/12	301444 ORAP BRAKE FLD	19.99
			7/06/12	302515 ORAP-FUEL FILTER	55.91
			7/06/12	302743 ORAP-OIL, FILTER #2	73.32
			7/06/12	302763 ORAP-OIL #228	17.99
			7/06/12	302995 ORAP FUEL FILTER	55.91-
			7/06/12	303939 ORAP-PWR STG PUMP #	106.46
			7/06/12	898J&R-FAN MTR,LOF,TIRE RT	109.56
			7/06/12	893J&R-BRAKE SHOE,LOF #206	294.35
			7/06/12	885 J&R-BRAKE SHOE,LOF #20	145.86
			7/06/12	874J&R-MULTY FUNCTN SWTCH	227.04
			7/06/12	46206 QUANTICO-UNIFORMS #2	219.97
			7/06/12	910J&R-LOF 212	49.23
			7/06/12	911 J&R-LOF, TIRE ROTATE #	63.23
			7/06/12	907J&R-BRAKE PAD,LOF,TIR R	143.73
			7/06/12	MIL OUTLET-NAME TAG#749,86	24.00
			7/06/12	46417 QUANTICO-UNIFORMS #7	99.98
			7/06/12	98434 JIM CLARK-HANDLE #20	3.89
			7/06/12	98434 JIM CLARK-HANDLE #20	3.89
			7/06/12	45469 QUANTICO-UNIFORMS 37	299.94
			7/06/12	BOX&SHIP-SHIPPING CAMERA #	5.35
			7/06/12	FIRESTONE-TIRE REPAIR #250	20.00
			7/06/12	45723 QUANTICO-UNIFORMS #1	449.91
			7/06/12	11805 MIL OUTLET-NAME TAGS	8.00
			7/06/12	RADIO SHACK-SCANNER #210	349.99
			7/06/12	FIRESTONE-TIRE UNIT 210	129.47
			7/06/12	45764 QUANTICO-UNIFORMS #7	449.91
			7/06/12	45784 QUANTICO-UNIFORMS #7	299.94
			7/06/12	FIRESTONE-TIRES UNIT 212	729.48
			7/06/12	SHORE POWER-FLASHLIGHT BAT	197.04
			7/06/12	46207 QUANTICO-UNIFORMS #7	449.91
			7/06/12	11915 EMBLEMS, INC-PATCHES	564.00
			7/06/12	MIL OUTLET-NAME TAGS #735,	36.00
			7/06/12	BOX&SHIP-SHIPPING TASER #2	8.39
			7/06/12	523613 EMBLEM ENT-SGT INSI	70.70
			7/06/12	94978 EISEMAN-SGT INSIGNIA	50.69
			7/06/12	1146 J RAYMOND-SAFETY VEST	617.50
		WEST PAYMENT CENTER	7/16/12	825250917 CLEAR SUBSCRIPTI	173.55_
				TOTAL:	120,817.65
FIRE	GENERAL FUND	INTERNAL REVENUE SERVICE	7/12/12	SOCIAL SECURITY WITHHOLDIN	235.04
			7/12/12	SOCIAL SECURITY WITHHOLDIN	9.17
			7/27/12	SOCIAL SECURITY WITHHOLDIN	203.18
			7/12/12	MEDICARE WITHHOLDING	1,036.55
			7/12/12	MEDICARE WITHHOLDING	2.14

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
		KA-COMM	7/23/12	SERVICE CONTRACT/MAINT FIR	173.50
		CONRAD FIRE EQUIPMENT	7/05/12	REPAIR PUMP & PTO/E20	3,945.12
			7/05/12	REPAIR PUMP & PTO/E20	965.70
		DELTA DENTAL (PAYROLL)	7/13/12	DELTA DENTAL OF KANSAS	276.80
			7/27/12	DELTA DENTAL OF KANSAS	276.80
			7/13/12	DELTA DENTAL OF KANSAS	218.80
			7/13/12	DELTA DENTAL OF KANSAS	0.62
			7/27/12	DELTA DENTAL OF KANSAS	207.86
		GEARY COUNTY PUBLIC WORKS	7/06/12	DIESEL FUEL - FIRE	1,243.47
			7/06/12	MOTOR FUEL - FIRE	141.96
		KANSAS GAS SERVICE	7/15/12	700 N JEFFERSON-JAN 2012	26.34
			7/15/12	2245 LACY DR-FIRE	88.00
		ADVANCE LIFE INSURANCE	7/12/12	ADVANCE LIFE INUSRANCE	351.90
			7/12/12	ADVANCE LIFE INUSRANCE	0.51
		KANSAS PUBLIC EMPLOYEES	7/12/12	KPERS #1	61.21
			7/27/12	KPERS #1	69.54
			7/12/12	KP&F	14,658.17
			7/27/12	KP&F	10,463.33
			7/12/12	KPERS #2	11.01
		MIKE'S FIRE EXT. SALES	7/02/12	RECHARGE EXTINGUISHER	59.65
			7/02/12	ANNUAL SERVICE	44.00
			7/03/12	RECHARGE EXTINGUISHER	44.90
			7/03/12	ANNUAL SERVICE	11.50
		NEX-TECH	7/26/12	FIRE	4.66
		CARD CENTER	6/30/12	Phone Lines - Cox (50%)	48.44
			6/30/12	Fire #2 Internet Connect -	62.47
			6/30/12	EDWARDS/LEAK PUTTY & WEDGE	59.26
			6/30/12	BATTERYZONE/RADIO BATTERIE	313.80
			6/30/12	DILLONS/PAXTON RETIREMENT	21.76
			6/30/12	DILLONS/PAXTON RETIREMENT	229.17
			6/30/12	WATERS/BOLTS & SCREWS	6.82
			6/30/12	WALMART/DOCUMENT FRAMES	5.92
			6/30/12	WALMART/GATORADE POWDER	21.46
			6/30/12	DOMINO'S/CITIZEN ACADEMY F	117.89
			6/30/12	PFEIFLEY/CITIZEN ACAD. PLA	195.00
			6/30/12	WATERS/BUMPER, SCREWS	2.59
			6/30/12	WALMART/CAR WASH	24.14
			6/30/12	CONTAINMENTCORP./SPILL POO	186.11
			6/30/12	SERVICEMASTER/REPAIR VACUU	38.45
			6/30/12	WALMART/TV-BC'S OFFICE	178.00
			6/30/12	WALMART/1 GALLON SPRAYER	14.94
			6/30/12	WATERS/PUNCH LADLES	8.98
			6/30/12	THREERIVERS/RETIREMENT PLA	27.50
			6/30/12	THREERIVERS/RETIREMENT PLA	25.00
			6/30/12	THREERIVERS/RETIREMENT PLA	110.00

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/27/12	BLUE CROSS BLUE SHIELD	55.75
			7/12/12	BLUE CROSS BLUE SHIELD	312.96
			7/12/12	BLUE CROSS BLUE SHIELD	5.41-
			7/27/12	BLUE CROSS BLUE SHIELD	315.91
		CENTURY UNITED COMPANIES, INC	7/09/12	Copier - PW	17.50
			7/23/12	Copier - PW	7.00
		CARTEGRAPH SYSTEMS, INC.	6/30/12	Work Dir. Impl. -25%	56.25
		JIM CLARK AUTO CENTER	7/27/12	TIRES, R&R,MT&BAL-FLT720	591.16
			7/16/12	FLEET SHOP STOCK PARTS-COR	733.68
			7/25/12	2 PAD KITS, ROTOR, CABLE	269.98
			7/26/12	FLT720 HANDLE	27.45
		C & M LAWN SERVICES	7/09/12	7/1 - 7/7 MOWING	445.00
		MIDWEST CONCRETE MATERIALS	7/19/12	SL CHG & 6000# 70/30 AE	248.00
		ALLTECH COMMUNICATIONS INC	7/25/12	TRBLSHT TINA'S PHONE-NOT W	26.25
		DS&O RURAL ELECTRIC	7/20/12	1807 LYDIA LN-WARNING SIRE	51.52
			7/20/12	QUINTON POINT SIREN	35.03
			7/20/12	LIGHTS AT HUNTERS RIDGE	554.66
			7/20/12	LIGHTS AT HARGRAVES #2	61.69
			7/20/12	LIGHTS AT INDIAN RIDGE/J.C	39.90
			7/20/12	LIGHTS AT HARGRAVES#5	123.38
			7/20/12	LIGHTS AT OLIVIA FARMS	45.94
			7/20/12	LIGHTS AT SUTTERWOODS	296.10
			7/20/12	LIGHTS AT SUTTER HIGHLANDS	246.75
			7/20/12	LIGHTS AT MANN'S RANCH	70.50
			7/20/12	LIGHTS AT HARGRAVES #4	11.75
			7/20/12	LIGHTS AT HARGRAVES #1	23.50
			7/20/12	LIGHTS AT HILLTOP #5	7.91
			7/20/12	LIGHTS AT HARGRAVES #3	35.25
			7/20/12	LIGHTS ALONG SVR	188.00
		DAVE'S ELECTRIC, INC.	7/20/12	RMVE PLE CAR HIT 900 N WAS	52.00
		DELTA DENTAL (PAYROLL)	7/13/12	DELTA DENTAL OF KANSAS	13.50
			7/27/12	DELTA DENTAL OF KANSAS	13.50
			7/13/12	DELTA DENTAL OF KANSAS	58.58
			7/13/12	DELTA DENTAL OF KANSAS	10.54
			7/27/12	DELTA DENTAL OF KANSAS	69.74
		EICKHOLT FENCING & EXCAVATING	6/22/12	BORING FOR STREET LIGHTS-E	2,700.00
		EAE ENTERPRISES	7/16/12	POLOS FOR STAFF	52.10
			7/25/12	PUBLIC WORKS SHIRTS	193.64
			7/25/12	CITY OF JUNCTION CITY SHIR	35.74
		F & R SERVICES	7/18/12	600 BLOCK E 7TH ST-ROW	15.00
			7/18/12	DENBELT BLVD-ROW	300.00
			7/18/12	22 STREET(600 BLOCK)	15.00
			7/18/12	EAST 6TH ST PARKING LOT	15.00
			7/18/12	EAST 6TH ST ROW	500.00
			7/18/12	E ASH ST NEAR RR TRACKS	70.00

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/16/12	COMMONWEALTH DRIVE ROW	25.00
			7/16/12	GRANT AVE ISLAND	150.00
			7/16/12	GRANT AVE FRONTAGE RD	40.00
			7/16/12	MONROE ST DRAINS	15.00
			7/16/12	WATER PLANT-EXCEPT AROUND	490.00
			7/16/12	FIELD S OF WATER PLANT 25'	75.00
			7/16/12	WESTWOOD BLVD-ISLANDS	150.00
			7/16/12	BRIDGE GUARDRAIL-EISEN & 1	10.00
			7/16/12	E 11TH/210 E 11TH	30.00
			7/16/12	EAST 10TH ST PROPERTY	100.00
			7/16/12	14TH ST TRAILER COURT AREA	75.00
			7/16/12	ELM DALE ROAD ROW	75.00
			7/16/12	PUMP STATIONS @ ADAMS ST	75.00
			7/16/12	HWY 57 R/W & ISLANDS	1,000.00
			7/16/12	RUCKER ROAD	500.00
			7/16/12	LAWNDALE WATER AREA	40.00
			7/16/12	MOSS CIRCLE ISLAND	10.00
			7/16/12	GRANT AVE RIVER PARK AREA	150.00
			7/16/12	EAST WWTP	225.00
		GEARY COUNTY PUBLIC WORKS	7/13/12	MOTOR POOL-UNLEADED	109.89
			7/13/12	MOTOR POOL-DIESEL	130.66
			7/13/12	FUEL SURCHARGE	3.50
			7/13/12	STREETS-UNLEADED	660.64
			7/13/12	STREETS-DIESEL	2,026.00
			7/13/12	FUEL SURCHARGE	38.42
			7/13/12	CARDS	20.00
		GRANDVIEW AUTO	7/13/12	CONDENSER & PARTS	653.55
			7/13/12	FREON,OIL,SEALS	59.24
			7/13/12	SERVICE AC	112.00
		HOME LUMBER CO.	6/29/12	CABLE, UNDERLAY	56.44
			6/29/12	4X8 TREATED WOOD	95.40
			6/29/12	4X8 TREATED WOOD	95.40
			6/29/12	CABLES	8.05-
		RAY IBARRA	7/02/12	CABLES AND TIES	78.80
		INTERSTATE GLASS CO.	7/11/12	1/8 INCH MIRROR CLEAR-SGL	20.25
		KEY OFFICE EQUIPMENT	7/09/12	GENERAL OFFICE SUPPLIES	66.66
			6/22/12	CHAIR,MNGR,TASK,FABRICK,GY	227.58
			6/22/12	CHAIR,MNGR,TASK,FABRIC,GY	227.58
			7/02/12	CREDENZA,W/KNEESPACE,MOK	549.62
		KANSAS GAS SERVICE	7/24/12	2324 N JACKSON-JUNE 2012	10.65
			7/15/12	2324 1/2 N JACKSON	34.25
		ADVANCE LIFE INSURANCE	7/12/12	ADVANCE LIFE INUSRANCE	60.87
			7/12/12	ADVANCE LIFE INUSRANCE	8.98
		WESTAR ENERGY	7/20/12	15TH & WASHINGTON-SL-JUN 2	19.95
			7/24/12	2324 N JACKSON-JUNE 2012	183.30

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/11/12	FLT SS; COAT GLOSS BLK	44.94
			7/11/12	FLT SS; MOLTAN 25 DIAT EAR	49.90
			7/12/12	TURN SIGNAL SWITCH	35.60
			7/19/12	SPARK PLUGS	9.85
			7/24/12	GOLD AIR FILTER	33.12
			7/25/12	SHOP SUPP; FITTING	7.28
			7/25/12	GOLD AIR FILTERS	39.94
			7/27/12	1192 CHEVY TRK RAD HOSE-LO	13.15
		SCREEN MACHINE SPORTS	7/20/12	SAFETY YELLOW VESTS	152.00
			7/20/12	SAFETY YELLOW VESTS	28.53
		PAVING MAINTENANCE SUPPLY	7/23/12	WHT AND BLU PNT; BEADS	3,655.25
		THE PRINTERY	7/10/12	BUSINESS CARDS; 250/EA	112.50
		CARD CENTER	6/30/12	WATERS-ST STRIPING SUPPLIE	43.46
			6/30/12	WALMART-DPW SUPPLIES	6.94
			6/30/12	WALMART-DPW TRASH CANS	75.14
			6/30/12	WATERS-STREET SPRAYERS	22.99
			6/30/12	WATERS-CLEANING SUPPLIES	105.95
			6/30/12	DILLONS-KITCHEN SUPPLIES	128.55
			6/30/12	WALMART-DPW SUPPLIES	144.83
			6/30/12	DILLONS-DPW WELCOME LUNCH	17.75
			6/30/12	PIZZA HUT-DPW WELCOME LUNC	187.75
		TWIN TRAFFIC	6/21/12	4" SKIP WHITE	783.25
			6/21/12	4" FOG WHITE	2,076.80
			6/21/12	4" SOLID DBL YELLOW	13,087.80
			6/21/12	4" SOLID YELLOW	6,715.50
			6/21/12	4" SKIP YELLOW	513.60
			6/21/12	4" SOLID WHITE	408.65
			6/21/12	TYPE 1 GLASS BEADS	13,950.00
		VEOLIA WATER NORTH AMERICA	6/01/12	PUBLIC WORKS	89,098.85
		VANCE BROTHERS, INC.	7/13/12	CM-BACKRE ROD 5/8 X100	22.77-
				TOTAL:	156,853.13
COURT	GENERAL FUND	INTERNAL REVENUE SERVICE	7/12/12	SOCIAL SECURITY WITHHOLDIN	346.28
			7/27/12	SOCIAL SECURITY WITHHOLDIN	346.28
			7/12/12	MEDICARE WITHHOLDING	80.99
			7/27/12	MEDICARE WITHHOLDING	80.99
		BLUE CROSS BLUE SHIELD OF KS	7/12/12	BLUE CROSS BLUE SHIELD	297.32
			7/27/12	BLUE CROSS BLUE SHIELD	297.32
		ADDAIR THURSTON, CHTD.	7/23/12	5/16-S. HUMPHRIES, T. HALL	500.00
		JOSHUA DOUGLASS	7/15/12	PAYMENT EVERY TWO WEEKS	2,500.00
		DELTA DENTAL (PAYROLL)	7/13/12	TA DENTAL OF KANSAS	43.20
			7/27/12	TA DENTAL OF KANSAS	43.20
			7/13/12	DELTA DENTAL OF KANSAS	21.88
			7/27/12	DELTA DENTAL OF KANSAS	21.88
		KANSAS GAS SERVICE	7/15/12	225 W 7TH	30.20

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
		THERMAL COMFORT AIR, INC	7/30/12	FREON RECHARGE	163.50
		MISC TUMMINELLI, VICTORIA	7/11/12	Bond Refund:11-06066 -01	500.00
		MENDOZA, ISAAC ALBERTO	7/18/12	Bond Refund:TT148966 -01	557.00_
				TOTAL:	7,010.72
JC OPERA HOUSE	GENERAL FUND	INTERNAL REVENUE SERVICE	7/12/12	SOCIAL SECURITY WITHHOLDIN	112.49
			7/27/12	SOCIAL SECURITY WITHHOLDIN	126.96
			7/12/12	MEDICARE WITHHOLDING	26.31
			7/27/12	MEDICARE WITHHOLDING	29.69
		KANSAS PUBLIC EMPLOYEES	7/12/12	KPERS RETIRED	243.86
			7/27/12	KPERS RETIRED	275.21
		CARD CENTER	6/30/12	Phone Lines - Cox	52.93_
				TOTAL:	867.45
JUNCTION CITY ARTS	GENERAL FUND	SECURITY SOLUTIONS INC	7/15/12	ALARM ARTS COUNCIL-109 W7	22.00_
				TOTAL:	22.00
RECREATION	GENERAL FUND	INTERNAL REVENUE SERVICE	7/12/12	SOCIAL SECURITY WITHHOLDIN	195.82
			7/27/12	SOCIAL SECURITY WITHHOLDIN	132.13
			7/12/12	MEDICARE WITHHOLDING	45.80
			7/27/12	MEDICARE WITHHOLDING	30.90
		BLUE CROSS BLUE SHIELD OF KS	7/12/12	BLUE CROSS BLUE SHIELD	118.93
			7/27/12	BLUE CROSS BLUE SHIELD	118.93
		VERIZON WIRELESS	7/24/12	210-6980=RECREATION DIRECT	0.00
		CITY OF JUNCTION CITY PETTY CASH 41805	7/30/12	SWIHART-REIMBURSE 12TH ST	100.00
		DELTA DENTAL (PAYROLL)	7/13/12	DELTA DENTAL OF KANSAS	38.88
			7/27/12	DELTA DENTAL OF KANSAS	38.88
		SECURITY SOLUTIONS INC	7/11/12	NEW CAMERAS	600.00
			7/11/12	NEW CAMERAS/LABOR	195.00
			7/11/12	SECURITY	18.00
		KANSAS GAS SERVICE	7/15/12	1002 W 12TH	41.03
		ADVANCE LIFE INSURANCE	7/12/12	ADVANCE LIFE INUSRANCE	10.73
		KANSAS PUBLIC EMPLOYEES	7/12/12	KPERS #2	65.77
			7/27/12	KPERS #2	74.73
		NEX-TECH	7/26/12	RECREATION	18.02
		CARD CENTER	6/30/12	12th St Internet Connectio	124.95
			7/16/12	BABY CHANGING STATION	189.78
			7/16/12	PLUNGER, MAGIC ERASER, ETC	30.36
			7/16/12	CRAFTS FOR SUNDOWN SALUTE	71.76
		CINTAS #451	7/13/12	GRAY MAT AT 12TH ST COMMUN	31.36
			7/27/12	GRAY MAT AT 12TH ST COMMUN	31.36
		SAM'S CLUB	7/15/12	DISINFECTANT LINER	99.90
		WALLACE SONS GLASS	7/11/12	THERMOPAYNE GL WINDOW	450.05
			7/11/12	THERMOPAYNE GL WINDOW	220.00
		CARY COMPANY	7/26/12	BLEACH, MULTI PURP CLEAN,	76.60_

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/27/12	AMERICAN UNITED LIFE	19.02
		BLUE CROSS BLUE SHIELD OF KS	7/12/12	BLUE CROSS BLUE SHIELD	250.32
			7/27/12	BLUE CROSS BLUE SHIELD	250.32
			7/12/12	BLUE CROSS BLUE SHIELD	222.96
			7/27/12	BLUE CROSS BLUE SHIELD	222.96
		JUNCTION CITY FIREFIGHTERS AID ASSOCIA	7/13/12	FIREFIGHTERS AID ASSOCIATI	12.50
			7/27/12	FIREFIGHTERS AID ASSOCIATI	12.50
		CITY OF JUNCTION CITY	7/13/12	TELEPHONE REIMBURSEMENT	13.25
			7/27/12	TELEPHONE REIMBURSEMENT	13.25
		DELTA DENTAL (PAYROLL)	7/13/12	DELTA DENTAL OF KANSAS	31.98
			7/27/12	DELTA DENTAL OF KANSAS	31.98
		FIREMEN'S RELIEF ASSOCIATION	7/13/12	FIREMANS RELIEF	22.20
			7/27/12	FIREMANS RELIEF	22.20
		JUNCTION CITY FIRE FIGHTERS ASSOCIATIO	7/13/12	I.A.F.F. LOCAL 3309	105.00
			7/27/12	I.A.F.F. LOCAL 3309	105.00
		KANSAS DEPT OF REVENUE	7/12/12	STATE WITHHOLDING	579.88
			7/27/12	STATE WITHHOLDING	451.42
		KANSAS PUBLIC EMPLOYEES	7/12/12	KPERS #1	213.86
			7/27/12	KPERS #1	199.86
			7/12/12	KP&F	642.62
			7/27/12	KP&F	525.70
		POLICE & FIREMEN'S	7/13/12	POLICE & FIRE INSURANCE	114.96
			7/27/12	POLICE & FIRE INSURANCE	114.96
		FLEXIBLE SPENDING ACCOUNT #41807030	7/12/12	FIRST STATE BANK	190.83
			7/27/12	FIRST STATE BANK	190.83
		AMERICAN FAMILY LIFE ASSURANCE COMPANY	7/13/12	AFLAC	27.37
			7/27/12	AFLAC	27.37
		UNITED WAY OF JUNCTION CITY-GEARY COUN	7/12/12	UNITED WAY	17.00
			7/27/12	UNITED WAY	17.00_
				TOTAL:	8,331.40
EMERGENCY SHELTER	GRANTS	OPEN DOOR COMM. HOUSE	7/24/12	ESG GRANT-JUNE 2012	3,746.16
			7/24/12	ESG GRANT-MAY 2012	2,545.04_
				TOTAL:	6,291.20
SELF HELP HOUSING	GRANTS	INTERNAL REVENUE SERVICE	7/12/12	SOCIAL SECURITY WITHHOLDIN	300.51
			7/27/12	SOCIAL SECURITY WITHHOLDIN	278.81
			7/12/12	MEDICARE WITHHOLDING	70.28
			7/27/12	MEDICARE WITHHOLDING	65.20
		BLUE CROSS BLUE SHIELD OF KS	7/12/12	BLUE CROSS BLUE SHIELD	148.66
			7/27/12	BLUE CROSS BLUE SHIELD	148.66
			7/12/12	BLUE CROSS BLUE SHIELD	148.66
			7/27/12	BLUE CROSS BLUE SHIELD	148.66
		VERIZON WIRELESS	7/12/12	SHH COORDINATOR	31.94
			7/12/12	SHH DIRECTOR	51.52

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			6/30/12	BOYONLINENOW.COM-TAB DIVID	53.87
			6/30/12	HOME DEPOT-EQUIP & SUPPLIE	388.55_
				TOTAL:	3,137.64
SAFE ROUTES TO SCHOOLS GRANTS		J & K CONTRACTING L.C.	7/10/12	SRTS PHASE 2 CONSTRUCTION	54,077.99
			7/24/12	SRTS PHASE 2 CONSTRUCTION	44,461.46_
				TOTAL:	98,539.45
SAFER GRANT-FIRE DEPT GRANTS		INTERNAL REVENUE SERVICE	7/12/12	MEDICARE WITHHOLDING	130.26
			7/27/12	MEDICARE WITHHOLDING	106.04
		BLUE CROSS BLUE SHIELD OF KS	7/12/12	BLUE CROSS BLUE SHIELD	743.30
			7/27/12	BLUE CROSS BLUE SHIELD	743.30
		DELTA DENTAL (PAYROLL)	7/13/12	DELTA DENTAL OF KANSAS	21.60
			7/27/12	DELTA DENTAL OF KANSAS	21.60
			7/13/12	DELTA DENTAL OF KANSAS	43.76
			7/27/12	DELTA DENTAL OF KANSAS	43.76
		ADVANCE LIFE INSURANCE	7/12/12	ADVANCE LIFE INUSRANCE	45.55
		KANSAS PUBLIC EMPLOYEES	7/12/12	KP&F	1,518.42
			7/27/12	KP&F	1,242.16_
				TOTAL:	4,659.75
NON-DEPARTMENTAL	SPIN CITY	INTERNAL REVENUE SERVICE	7/12/12	FEDERAL WITHHOLDING	191.11
			7/27/12	FEDERAL WITHHOLDING	264.46
			7/12/12	SOCIAL SECURITY WITHHOLDIN	148.51
			7/27/12	SOCIAL SECURITY WITHHOLDIN	171.91
			7/12/12	MEDICARE WITHHOLDING	51.27
			7/27/12	MEDICARE WITHHOLDING	59.35
		CITY OF JUNCTION CITY	7/13/12	TELEPHONE REIMBURSEMENT	13.25
			7/27/12	TELEPHONE REIMBURSEMENT	13.25
		KANSAS DEPT OF REVENUE	7/12/12	STATE WITHHOLDING	75.62
			7/27/12	STATE WITHHOLDING	100.02
		KANSAS PUBLIC EMPLOYEES	7/12/12	KPERS #1	44.80
			7/27/12	KPERS #1	44.80
			7/12/12	KPERS #2	0.54
			7/27/12	KPERS #2	0.59_
				TOTAL:	1,179.48
SPIN CITY	SPIN CITY	INTERNAL REVENUE SERVICE	7/12/12	SOCIAL SECURITY WITHHOLDIN	219.23
			7/27/12	SOCIAL SECURITY WITHHOLDIN	253.75
			7/12/12	MEDICARE WITHHOLDING	51.27
			7/27/12	MEDICARE WITHHOLDING	59.35
		CASH-WA DISTRIBUTING	7/13/12	SS CLEANER: RECALL ITEM	37.81-
			7/13/12	KETCHUP; PICKLES; CHIPS	90.23
			7/13/12	LIDS; FREEZER BAGS	43.60
			7/13/12	TRASH BAGS; TOWELS; SANITI	405.46

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/12/12	KPERS #2	65.60
			7/27/12	KPERS #2	81.32
		CARD CENTER	7/13/12	PIZZA HUT-BIRTHDAY PARTY-	140.00
			6/30/12	Spin City - Cable	96.47
			6/30/12	Spin City - Internet	64.95
			7/13/12	WALMART-BUILDING SUPPLIES	2.94
			7/13/12	WALMART-MILK	8.56
			7/13/12	WALMART-PIZZA	50.00
			7/13/12	WALMART-DOOR STOP; SLIDERS	38.82
			7/13/12	WALMART-INK/PHOT PAPER	68.91
			7/13/12	DOLLAR GEN-ITEMS FOR EVT P	24.00
			7/13/12	WALMART-REC SUPPLIES	36.92
			7/13/12	WATERS-KEY CLIPS	8.58
			7/13/12	WALMART-CLEANING SUPPLIES	16.94
			7/13/12	WALMART-CHILI,PIZZA,MILK	61.90
			7/13/12	CD TRADEPOST-GAMES,CLND GA	205.90
			7/13/12	WALMART/POSTERS/FRAMES	272.49
			7/13/12	WALMART-CARPET CLNR,DUCK T	52.11
			7/13/12	WALMART-CHIPS	11.50
		THERMAL COMFORT AIR, INC	7/13/12	AIR CONDITIONING MOTOR REP	600.52_
				TOTAL:	3,401.10
KDOT REVOLVING LOANS	BOND & INTEREST	KANSAS DEPT OF TRANSPORTATION	7/26/12	TR-0027-AUGUST 2012	265,487.89
			7/26/12	TR-0027-AUGUST 2012	29,214.10
			7/26/12	TR-0027-AUGUST 2012	2,023.14
			7/26/12	TR-0067-AUGUST 2012	203,280.37
			7/26/12	TR-0067-AUGUST 2012	80,827.18
			7/26/12	TR-0067-AUGUST 2012	5,505.94
			7/26/12	TR-0072-AUGUST 2012	188,960.68
			7/26/12	TR-0072-AUGUST 2012	72,246.72
			7/26/12	TR-0072-AUGUST 2012	5,131.16
			7/26/12	TR-0103-AUGUST 2012	4,056.74
			7/26/12	TR-0103-AUGUST 2012	1,769.06
			7/26/12	TR-0103-AUGUST 2012	126.00
			7/26/12	TR-0107-AUGUST 2012	18,124.18
			7/26/12	TR-0107-AUGUST 2012	7,944.91
			7/26/12	TR-0107-AUGUST 2012	565.88
			7/26/12	TR-0109-AUGUST 2012	139,693.08
			7/26/12	TR-0109-AUGUST 2012	70,161.76
			7/26/12	TR-0109-AUGUST 2012	4,267.75
			7/26/12	0121-AUGUST 2012	16,175.99
			7/26/12	0121-AUGUST 2012	7,330.10_
				TOTAL:	1,122,892.63
INDUSTRIAL REVENUE BON	BOND & INTEREST	EMPRISE BANK	7/26/12	AUGUST 2012-LN	15,073.03

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/12/12	SOCIAL SECURITY WITHHOLDIN	1,432.10
			7/12/12	SOCIAL SECURITY WITHHOLDIN	1.73-
			7/27/12	SOCIAL SECURITY WITHHOLDIN	1,284.69
			7/12/12	MEDICARE WITHHOLDING	494.38
			7/12/12	MEDICARE WITHHOLDING	0.59-
			7/27/12	MEDICARE WITHHOLDING	443.54
		ING LIFE INSURANCE & ANNUITY COMPANY	7/12/12	ING	332.37
			7/27/12	ING	282.87
		AMERICAN UNITED LIFE INSURANCE COMPANY	7/13/12	AMERICAN UNITED LIFE	42.94
			7/27/12	AMERICAN UNITED LIFE	42.94
		BLUE CROSS BLUE SHIELD OF KS	7/12/12	BLUE CROSS BLUE SHIELD	306.64
			7/27/12	BLUE CROSS BLUE SHIELD	306.64
			7/12/12	BLUE CROSS BLUE SHIELD	359.06
			7/27/12	BLUE CROSS BLUE SHIELD	359.06
			7/12/12	BLUE CROSS BLUE SHIELD	301.68
			7/12/12	BLUE CROSS BLUE SHIELD	1.23-
			7/27/12	BLUE CROSS BLUE SHIELD	296.73
		FRANK'S AUTO SALES	7/13/12	GARNISHMENTS	5.00
			7/27/12	GARNISHMENTS	5.00
		SHEA, CARVER & BLANTON	7/12/12	SHEA, CARVER & BLANTON	176.99
			7/27/12	SHEA, CARVER & BLANTON	126.94
		CONTINENTAL AMERICAN INSURANCE COMPANY	7/13/12	CAIC	6.68
			7/27/12	CAIC	6.68
		CITY OF JUNCTION CITY	7/13/12	CITY OF JUNCTION CITY (G-F	4.80
			7/27/12	CITY OF JUNCTION CITY (G-F	4.80
			7/13/12	TELEPHONE REIMBURSEMENT	7.22
			7/27/12	TELEPHONE REIMBURSEMENT	7.22
			7/13/12	TELEPHONE REIMBURSEMENT	45.33
			7/27/12	TELEPHONE REIMBURSEMENT	45.33
		CITY OF JUNCTION CITY	7/12/12	CITY OF JUNCTION CITY -P&R	12.75
			7/27/12	CITY OF JUNCTION CITY -P&R	12.75
		KANSAS PAYMENT CENTER	7/12/12	GARNISHMENT	120.00
			7/27/12	GARNISHMENT	120.00
		DELTA DENTAL (PAYROLL)	7/13/12	DELTA DENTAL OF KANSAS	111.33
			7/27/12	DELTA DENTAL OF KANSAS	111.33
		KANSAS DEPT OF REVENUE	7/12/12	STATE WITHHOLDING	1,510.86
			7/12/12	STATE WITHHOLDING	1.60-
			7/27/12	STATE WITHHOLDING	1,292.39
		KANSAS PUBLIC EMPLOYEES	7/12/12	KPERS #1	415.00
			7/12/12	KPERS #1	53.86
			7/27/12	KPERS #1	444.86
			7/12/12	KPERS #2	825.48
			7/12/12	KPERS #2	431.66
			7/27/12	KPERS #2	1,085.90
		FLEXIBLE SPENDING ACCOUNT #41807030	7/12/12	FIRST STATE BANK	164.77

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			9/01/12	2494-LOAN-AUG 2012-PAYMENT	16,911.48
			9/01/12	2494-LOAN-AUG 2012-PAYMENT	5,556.09
			9/01/12	2494-LOAN-AUG 2012-PAYMENT	560.41_
				TOTAL:	49,496.97
WATER DISTRIBUTION	WATER & SEWER FUND	INTERNAL REVENUE SERVICE	7/12/12	SOCIAL SECURITY WITHHOLDIN	360.77
			7/12/12	SOCIAL SECURITY WITHHOLDIN	0.76
			7/27/12	SOCIAL SECURITY WITHHOLDIN	341.95
			7/12/12	MEDICARE WITHHOLDING	84.38
			7/12/12	MEDICARE WITHHOLDING	0.18
			7/27/12	MEDICARE WITHHOLDING	79.98
		BLUE CROSS BLUE SHIELD OF KS	7/12/12	BLUE CROSS BLUE SHIELD	27.80
			7/27/12	BLUE CROSS BLUE SHIELD	27.80
			7/12/12	BLUE CROSS BLUE SHIELD	286.61
			7/12/12	BLUE CROSS BLUE SHIELD	1.48
			7/27/12	BLUE CROSS BLUE SHIELD	288.10
		CENTURY UNITED COMPANIES, INC	7/09/12	Copier - PW	17.50
			7/23/12	Copier - PW	7.00
		CARTEGRAPH SYSTEMS, INC.	6/30/12	Work Dir. Impl. -25%	56.25
		ALLTECH COMMUNICATIONS INC	7/25/12	TRBLSHT TINA'S PHONE-NOT W	26.25
		DELTA DENTAL (PAYROLL)	7/13/12	DELTA DENTAL OF KANSAS	47.24
			7/27/12	DELTA DENTAL OF KANSAS	47.24
			7/13/12	DELTA DENTAL OF KANSAS	12.89
			7/13/12	DELTA DENTAL OF KANSAS	0.11
			7/27/12	DELTA DENTAL OF KANSAS	13.00
		EAE ENTERPRISES	7/16/12	POLOS FOR STAFF	52.09
			7/25/12	PUBLIC WORKS SHIRTS	72.62
			7/25/12	CITY OF JUNCTION CITY SHIR	35.74
			7/25/12	CITY OF JUNCTION CITY SHIR	35.74
		GEARY COUNTY PUBLIC WORKS	7/13/12	WTR DISTRIBUTION-UNLEADED	335.90
			7/13/12	WTR DISTRIBUTION-DIESEL	1,272.72
			7/13/12	FUEL SURCHARGE	22.93
			7/13/12	CARD	5.00
		KEY OFFICE EQUIPMENT	7/09/12	GENERAL OFFICE SUPPLIES	66.66
			6/22/12	CHAIR,MNGR,TASK,FABRICK,GY	227.58
			6/22/12	CHAIR,GUEST,LEATH,BK	121.42
			7/02/12	DECK,DBL PED,60" MY/CCL	578.09
			7/02/12	DESK,DBL PED,72 X 36,MOK	589.49
		KANSAS GAS SERVICE	7/24/12	2324 N JACKSON-JUNE 2012	10.64
		ADVANCE LIFE INSURANCE	7/12/12	ADVANCE LIFE INUSRANCE	29.56
			7/12/12	ADVANCE LIFE INUSRANCE	0.08
		WESTAR ENERGY	7/24/12	2324 N JACKSON-JUNE 2012	183.30
		KANSAS PUBLIC EMPLOYEES	7/12/12	KPERS #1	49.91
			7/27/12	KPERS #1	56.71
			7/12/12	KPERS #2	383.36

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/24/12	85 SHUT OFF TOOL PILOT MFG	234.69_
				TOTAL:	9,077.96
WATER PLANT	WATER & SEWER FUND	CLARKE WELL AND EQUIPMENT INC	7/17/12	CONST OF WELL #18	15,605.00
		TRAVELERS INSURANCE	7/12/12	2ND QTR INS PREMIUM 2012	19,643.25
		VEOLIA WATER NORTH AMERICA	6/01/12	WATER	121,543.57
			7/09/12	WATER	95,307.67_
				TOTAL:	252,099.49
WATER ADMINISTRATION	WATER & SEWER FUND	INTERNAL REVENUE SERVICE	7/12/12	SOCIAL SECURITY WITHHOLDIN	734.65
			7/12/12	SOCIAL SECURITY WITHHOLDIN	4.06-
			7/27/12	SOCIAL SECURITY WITHHOLDIN	615.44
			7/12/12	MEDICARE WITHHOLDING	171.84
			7/12/12	MEDICARE WITHHOLDING	0.95-
			7/27/12	MEDICARE WITHHOLDING	143.96
		BLUE CROSS BLUE SHIELD OF KS	7/12/12	BLUE CROSS BLUE SHIELD	52.03
			7/27/12	BLUE CROSS BLUE SHIELD	52.03
			7/12/12	BLUE CROSS BLUE SHIELD	52.03
			7/27/12	BLUE CROSS BLUE SHIELD	52.03
			7/12/12	BLUE CROSS BLUE SHIELD	361.71
			7/12/12	BLUE CROSS BLUE SHIELD	7.89-
			7/27/12	BLUE CROSS BLUE SHIELD	338.94
		VERIZON WIRELESS	7/24/12	209-1393=METER READER	31.94
			7/24/12	210-6618=METER READER	31.94
			7/24/12	223-1358=CITY TREASURER	51.52
			7/24/12	307-8209=IPAD, Meter Reade	40.01
			7/24/12	307-8254=IPAD, Meter Reade	40.01
		CITY OF JUNCTION CITY PETTY CASH 41805	7/30/12	SEC OF STATE-ALLEN NOTARY	25.00
		DELTA DENTAL (PAYROLL)	7/13/12	DELTA DENTAL OF KANSAS	57.46
			7/27/12	DELTA DENTAL OF KANSAS	57.46
			7/13/12	DELTA DENTAL OF KANSAS	20.27
			7/13/12	DELTA DENTAL OF KANSAS	0.58-
			7/27/12	DELTA DENTAL OF KANSAS	18.60
		GEARY COUNTY PUBLIC WORKS	7/23/12	WATER-UNLEADED	366.51
			7/23/12	WATER-SURCHARGE 111.4GAL@.	5.57
		HD SUPPLY WATERWORKS, LTD	7/15/12	CM FOR RETURN ITEM IN NOV	83.67-
			7/30/12	SENSUS IPERL METERS-	1,817.20
		SECURITY SOLUTIONS INC	7/15/12	ALARM WUPD 2307 N JACKSON	35.00
			7/15/12	ALARM CITY CLERK OFC.(CS d	18.00
		KEY OFFICE EQUIPMENT	7/30/12	INK CARTRIDGE-WATER DEPT	266.19
		BRINKS INCORPORATED	7/20/12	ER-JUNE 2012	323.76
		KANSAS GAS SERVICE	7/15/12	W SPRUCE	28.18
			7/15/12	2232 W ASH TOWER	27.50
		ADVANCE LIFE INSURANCE	7/12/12	ADVANCE LIFE INUSRANCE	48.36
			7/12/12	ADVANCE LIFE INUSRANCE	0.44-

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			6/30/12	WUPD - Internet Connection	124.95
			7/13/12	YOUR AUTOMOTIVE-LABOR LOF	17.50
			7/13/12	YOUR AUTOMOTIVE-PARTS	9.00
			7/13/12	YOUR AUTOMOTIVE-OIL	48.75
		CINTAS #451	7/15/12	SCRAPER/BROWN MAT	47.30
			7/15/12	UNIFORMS-LANGDON, KENNY	10.23
			7/20/12	SCRAPER/BROWN MAT	29.47
			7/20/12	UNIFORMS-LANGDON, KENNY	10.23
			7/27/12	SCRAPER/BROWN MAT	47.30
			7/27/12	UNIFORMS-LANGDON, KENNY	10.23_
				TOTAL:	13,404.64
SEWER DISTRIBUTION	WATER & SEWER FUND	INTERNAL REVENUE SERVICE	7/12/12	SOCIAL SECURITY WITHHOLDIN	360.86
			7/12/12	SOCIAL SECURITY WITHHOLDIN	0.76
			7/27/12	SOCIAL SECURITY WITHHOLDIN	354.42
			7/12/12	MEDICARE WITHHOLDING	84.41
			7/12/12	MEDICARE WITHHOLDING	0.18
			7/27/12	MEDICARE WITHHOLDING	82.87
		BLUE CROSS BLUE SHIELD OF KS	7/12/12	BLUE CROSS BLUE SHIELD	27.95
			7/27/12	BLUE CROSS BLUE SHIELD	27.95
			7/12/12	BLUE CROSS BLUE SHIELD	286.47
			7/12/12	BLUE CROSS BLUE SHIELD	1.48
			7/27/12	BLUE CROSS BLUE SHIELD	287.95
		CENTURY UNITED COMPANIES, INC	7/09/12	Copier - PW	17.50
			7/23/12	Copier - PW	7.00
		CARTEGRAPH SYSTEMS, INC.	6/30/12	Work Dir. Impl. -25%	56.25
		DOUG MARSTON	6/29/12	TRUCK TOOL BOX	169.99
		HFE PROCESS, INC.	7/10/12	VAC PMP REED VALVE SET	67.67
		ALLTECH COMMUNICATIONS INC	7/25/12	TRBLSHT TINA'S PHONE-NOT W	26.25
		DELTA DENTAL (PAYROLL)	7/13/12	DELTA DENTAL OF KANSAS	47.26
			7/27/12	DELTA DENTAL OF KANSAS	47.26
			7/13/12	DELTA DENTAL OF KANSAS	12.88
			7/13/12	DELTA DENTAL OF KANSAS	0.11
			7/27/12	DELTA DENTAL OF KANSAS	12.99
		EAE ENTERPRISES	7/16/12	POLOS FOR STAFF	52.10
			7/25/12	PUBLIC WORKS SHIRTS	72.62
		GEARY COUNTY PUBLIC WORKS	7/13/12	SEWER MAINT-UNLEADED	236.89
			7/13/12	SEWER-MAINT-DIESEL	531.94
			7/13/12	FUEL SURCHARGE	11.05
			7/13/12	CARD	5.00
		KEY OFFICE EQUIPMENT	7/09/12	ERAL OFFICE SUPPLIES	66.66
			6/22/12	IR,MNGR,TASK,FABRICK,GY	227.58
			6/22/12	CHAIR,GUEST,LEATH,BK	121.42
			7/02/12	DECK,DBL PED,60" MY/CCL	578.09
			7/02/12	CREDENZA,72X24X29.5,CCL,M	329.49

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
		KANSAS PUBLIC EMPLOYEES	7/12/12	KPERS #1	49.91
			7/27/12	KPERS #1	56.71
			7/12/12	KPERS #2	383.48
			7/12/12	KPERS #2	0.93
			7/27/12	KPERS #2	410.23
		SCREEN MACHINE SPORTS	7/20/12	SAFETY YELLOW VESTS	152.00
			7/20/12	SAFETY YELLOW VESTS	28.52
		CARD CENTER	6/30/12	ORSCHELN-DPW WATER COOLERS	104.97_
				TOTAL:	5,894.08
SEWER ADMINISTRATION	WATER & SEWER FUND	INTERNAL REVENUE SERVICE	7/12/12	SOCIAL SECURITY WITHHOLDIN	657.81
			7/27/12	SOCIAL SECURITY WITHHOLDIN	584.67
			7/12/12	MEDICARE WITHHOLDING	153.85
			7/27/12	MEDICARE WITHHOLDING	136.76
		BLUE CROSS BLUE SHIELD OF KS	7/12/12	BLUE CROSS BLUE SHIELD	74.33
			7/27/12	BLUE CROSS BLUE SHIELD	74.33
			7/12/12	BLUE CROSS BLUE SHIELD	74.33
			7/27/12	BLUE CROSS BLUE SHIELD	74.33
			7/12/12	BLUE CROSS BLUE SHIELD	272.05
			7/27/12	BLUE CROSS BLUE SHIELD	272.05
		DELTA DENTAL (PAYROLL)	7/13/12	DELTA DENTAL OF KANSAS	73.66
			7/27/12	DELTA DENTAL OF KANSAS	73.66
			7/13/12	DELTA DENTAL OF KANSAS	13.67
			7/27/12	DELTA DENTAL OF KANSAS	13.67
		ADVANCE LIFE INSURANCE	7/12/12	ADVANCE LIFE INUSRANCE	49.37
		KANSAS PUBLIC EMPLOYEES	7/12/12	KPERS #1	389.30
			7/27/12	KPERS #1	441.03
			7/12/12	KPERS #2	394.24
			7/27/12	KPERS #2	343.20
		INCODE	7/10/12	Web - Utilities Inquiry -	106.66
		PITNEY BOWES PURCHASE POWER	7/15/12	SEWER-JUNE 2012 POSTAGE RE	2,500.00
		POSTMASTER	7/27/12	JULY 2012-BULK POSTAGE	2,500.00
		THE PRINTERY	7/15/12	SEWER-WINDOW ENV. W/IMPRIN	212.00_
				TOTAL:	9,484.97
WASTEWATER PLANTS	WATER & SEWER FUND	DS&O RURAL ELECTRIC	7/20/12	SEWER LIFT	38.46
			7/20/12	BROOKEBEND LIFT STATION	78.65
			7/20/12	LIFT STATION- HILLTOP #5	82.22
			7/20/12	2542/2548 JAGER DR SWR LIF	47.45
			7/20/12	2326/2321 OSPREY SWR LIFT	43.82
			7/20/12	5 WILMA-OLIVIA FARMS-LI	77.57
		TRAVELERS INSURANCE	7/12/12	QTR INS PREMIUM 2012	19,643.25
		VEOLIA WATER NORTH AMERICA	6/01/12	WASTEWATER	171,909.20
			7/09/12	WASTEWATER	146,135.00_
				TOTAL:	338,055.62

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
		BLUE CROSS BLUE SHIELD OF KS	7/12/12	BLUE CROSS BLUE SHIELD	27.87
			7/27/12	BLUE CROSS BLUE SHIELD	27.87
		CITY OF JUNCTION CITY	7/13/12	TELEPHONE REIMBURSEMENT	6.63
			7/27/12	TELEPHONE REIMBURSEMENT	6.63
		DELTA DENTAL (PAYROLL)	7/13/12	DELTA DENTAL OF KANSAS	8.00
			7/27/12	DELTA DENTAL OF KANSAS	8.00
		KANSAS DEPT OF REVENUE	7/12/12	STATE WITHHOLDING	103.33
			7/27/12	STATE WITHHOLDING	68.33
		KANSAS PUBLIC EMPLOYEES	7/12/12	KPERS #1	28.61
			7/27/12	KPERS #1	28.61
			7/12/12	KPERS #2	94.76
			7/27/12	KPERS #2	49.76
		UNITED WAY OF JUNCTION CITY-GEARY COUN	7/12/12	UNITED WAY	1.25
			7/27/12	UNITED WAY	1.25_
				TOTAL:	1,163.26
STORM WATER MANAGEMENT	STORM WATER	INTERNAL REVENUE SERVICE	7/12/12	SOCIAL SECURITY WITHHOLDIN	140.03
			7/27/12	SOCIAL SECURITY WITHHOLDIN	93.53
			7/12/12	MEDICARE WITHHOLDING	32.74
			7/27/12	MEDICARE WITHHOLDING	21.87
		BLUE CROSS BLUE SHIELD OF KS	7/12/12	BLUE CROSS BLUE SHIELD	111.49
			7/27/12	BLUE CROSS BLUE SHIELD	111.49
		GEARY COUNTY WEED DEPARTMENT	7/13/12	GEARY COUNTY WEED DEPARTME	110.16
		DELTA DENTAL (PAYROLL)	7/13/12	DELTA DENTAL OF KANSAS	16.20
			7/27/12	DELTA DENTAL OF KANSAS	16.20
		GEARY COUNTY PUBLIC WORKS	7/13/12	CM-WRONG VENDOR	110.16-
		J & K CONTRACTING L.C.	7/13/12	PRICE'S RAVINE - CONSTRUCT	2,500.00
		ADVANCE LIFE INSURANCE	7/12/12	ADVANCE LIFE INUSRANCE	7.08
		KANSAS PUBLIC EMPLOYEES	7/12/12	KPERS #1	52.50
			7/27/12	KPERS #1	59.65
			7/12/12	KPERS #2	115.92
			7/27/12	KPERS #2	69.17
		KAW VALLEY ENGINEERING, INC	6/30/12	2011 STREET MAINTENANCE-PS	854.52
		VEOLIA WATER NORTH AMERICA	6/01/12	STORM WATER	4,546.42
		VANCE BROTHERS, INC.	7/30/12	2011 ST MAINT CONSTRUCTION	44,842.58_
				TOTAL:	53,591.39
ECONOMIC DEVELOPMENT	ECONOMIC DEVELOPME	TELEPLUS SOLUTIONS	7/15/12	Cancel Centrex Trunk -762-	6.72
		NEX-TECH	7/26/12	EDC	0.13_
				TOTAL:	6.85
SPECIAL HIGHWAY	SPECIAL HIGHWAY FU	KAW VALLEY ENGINEERING, INC	6/30/12	1 STREET MAINTENANCE-PS	1,901.98
		VANCE BROTHERS, INC.	7/30/12	2011 ST MAINT CONSTRUCTION	99,810.89_
				TOTAL:	101,712.87

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
		AMERICAN UNITED LIFE INSURANCE COMPANY	7/13/12	AMERICAN UNITED LIFE	18.87
			7/27/12	AMERICAN UNITED LIFE	18.87
		BLUE CROSS BLUE SHIELD OF KS	7/12/12	BLUE CROSS BLUE SHIELD	100.13
			7/27/12	BLUE CROSS BLUE SHIELD	100.13
			7/12/12	BLUE CROSS BLUE SHIELD	63.36
			7/27/12	BLUE CROSS BLUE SHIELD	63.36
			7/12/12	BLUE CROSS BLUE SHIELD	19.94
			7/12/12	BLUE CROSS BLUE SHIELD	0.49
			7/27/12	BLUE CROSS BLUE SHIELD	20.43
		CITY OF JUNCTION CITY	7/13/12	TELEPHONE REIMBURSEMENT	1.28
			7/27/12	TELEPHONE REIMBURSEMENT	1.28
			7/13/12	TELEPHONE REIMBURSEMENT	1.99
			7/27/12	TELEPHONE REIMBURSEMENT	1.99
		CITY OF JUNCTION CITY	7/12/12	CITY OF JUNCTION CITY -P&R	2.25
			7/27/12	CITY OF JUNCTION CITY -P&R	2.25
		DELTA DENTAL (PAYROLL)	7/13/12	DELTA DENTAL OF KANSAS	31.99
			7/27/12	DELTA DENTAL OF KANSAS	31.99
		KANSAS DEPT OF REVENUE	7/12/12	STATE WITHHOLDING	551.88
			7/12/12	STATE WITHHOLDING	0.64
			7/27/12	STATE WITHHOLDING	460.52
		KANSAS PUBLIC EMPLOYEES	7/12/12	KPERS #1	52.97
			7/27/12	KPERS #1	52.78
			7/12/12	KPERS #2	153.75
			7/12/12	KPERS #2	421.94
			7/27/12	KPERS #2	519.09
		FLEXIBLE SPENDING ACCOUNT #41807030	7/12/12	FIRST STATE BANK	25.00
			7/27/12	FIRST STATE BANK	25.00
		UNITED WAY OF JUNCTION CITY-GEARY COUN	7/12/12	UNITED WAY	3.85
			7/27/12	UNITED WAY	3.85_
				TOTAL:	6,550.39
SANITATION PICKUP	SANITATION FUND	INTERNAL REVENUE SERVICE	7/12/12	SOCIAL SECURITY WITHHOLDIN	625.23
			7/12/12	SOCIAL SECURITY WITHHOLDIN	1.02
			7/27/12	SOCIAL SECURITY WITHHOLDIN	504.93
			7/12/12	MEDICARE WITHHOLDING	146.24
			7/12/12	MEDICARE WITHHOLDING	0.23
			7/27/12	MEDICARE WITHHOLDING	118.09
		BLUE CROSS BLUE SHIELD OF KS	7/12/12	BLUE CROSS BLUE SHIELD	37.16
			7/27/12	BLUE CROSS BLUE SHIELD	37.16
			7/12/12	BLUE CROSS BLUE SHIELD	35.19
			7/12/12	BLUE CROSS BLUE SHIELD	1.97
			7/27/12	BLUE CROSS BLUE SHIELD	37.17
		CENTURY UNITED COMPANIES, INC	7/09/12	Copier - PW	17.50
			7/23/12	Copier - PW	7.00
		CARTEGRAPH SYSTEMS, INC.	6/30/12	Work Dir. Impl. -25%	56.25

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/13/12	FUEL CHARGE	35.07
			7/13/12	CARDS	12.50
		GINDER HYDRAULIC	7/10/12	FLT 584 ADAPTERS, ORING, F	67.82
		GROSS WRECKER SERVICE	7/16/12	TRK584 TOW ON 7/16/12	200.00
			7/19/12	TRK #584 TOW	425.00
		KEY OFFICE EQUIPMENT	7/09/12	GENERAL OFFICE SUPPLIES	66.65
			7/27/12	BUS.CARD HOLDERS-3	3.72
			6/22/12	CHAIR,MNGR,TASK,FABRICK,GY	227.58
		KANSAS GAS SERVICE	7/24/12	2324 N JACKSON-JUNE 2012	10.65
		ADVANCE LIFE INSURANCE	7/12/12	ADVANCE LIFE INUSRANCE	47.36
			7/12/12	ADVANCE LIFE INUSRANCE	0.12
		WESTAR ENERGY	7/24/12	2324 N JACKSON-JUNE 2012	183.32
		KANSAS PUBLIC EMPLOYEES	7/12/12	KPERS #2	670.88
			7/12/12	KPERS #2	1.23
			7/27/12	KPERS #2	677.20
		NAPA AUTO PARTS OF J.C.	7/10/12	FLT TRK#581; HYD HOSE ADAP	6.54
		SCREEN MACHINE SPORTS	7/20/12	SAFETY YELLOW VESTS	152.00
			7/20/12	SAFETY YELLOW VESTS	28.52
		THE PRINTERY	7/10/12	BUSINESS CARDS; 250/EA	56.25
		CARD CENTER	6/30/12	WALMART-CAMERAS	429.33
		VEOLIA WATER NORTH AMERICA	6/01/12	SANITATION	84,086.41
			7/15/12	610 W 12TH	85.00
			7/15/12	324 W 14TH(BILL 515 W PINE	250.00
			7/09/12	1405 W 16TH	75.00
			7/09/12	613 W 9TH	75.00
			7/09/12	442 W 18TH	75.00
			7/09/12	442 W 18TH (2)	75.00
			7/09/12	1033 CEDAR (BILL 902 N WAS	75.00
			7/09/12	2010 THOMPSON	75.00_
				TOTAL:	92,682.36
SANITATION ADMINISTRAT	SANITATION FUND	INTERNAL REVENUE SERVICE	7/12/12	SOCIAL SECURITY WITHHOLDIN	104.56
			7/27/12	SOCIAL SECURITY WITHHOLDIN	111.32
			7/12/12	MEDICARE WITHHOLDING	24.43
			7/27/12	MEDICARE WITHHOLDING	26.01
		BLUE CROSS BLUE SHIELD OF KS	7/12/12	BLUE CROSS BLUE SHIELD	22.30
			7/27/12	BLUE CROSS BLUE SHIELD	22.30
			7/12/12	BLUE CROSS BLUE SHIELD	22.30
			7/27/12	BLUE CROSS BLUE SHIELD	22.30
			7/12/12	BLUE CROSS BLUE SHIELD	44.60
			7/27/12	BLUE CROSS BLUE SHIELD	44.60
		DELTA DENTAL (PAYROLL)	7/13/12	DELTA DENTAL OF KANSAS	16.20
			7/27/12	DELTA DENTAL OF KANSAS	16.20
			7/13/12	DELTA DENTAL OF KANSAS	3.28
			7/27/12	DELTA DENTAL OF KANSAS	3.28

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
FIRE EQUIPMENT RESERVE	FIRE EQUIPMENT RES	GARAGE DOOR PLACE	7/19/12	REPLACEMENT DOORS	11,460.20_
				TOTAL:	11,460.20
EMPLOYEE BENEFITS	EMPLOYEE BENEFITS	WORKSITE BENEFIT PLAN	7/24/12	JULY 2012-FLEX SPENDING AC	318.00_
				TOTAL:	318.00
SUNDOWN SALUTE	SUNDOWN SALUTE	SUNDOWN SALUTE INC	7/30/12	JUL 12-WATER BILL DONATION	472.00_
				TOTAL:	472.00
NON-DEPARTMENTAL	DRUG & ALCOHOL ABU	INTERNAL REVENUE SERVICE	7/12/12	FEDERAL WITHHOLDING	329.48
			7/27/12	FEDERAL WITHHOLDING	305.41
			7/12/12	MEDICARE WITHHOLDING	29.97
			7/27/12	MEDICARE WITHHOLDING	29.90
		BLUE CROSS BLUE SHIELD OF KS	7/12/12	BLUE CROSS BLUE SHIELD	32.26
			7/27/12	BLUE CROSS BLUE SHIELD	37.16
		JUNCTION CITY POLICE	7/13/12	JCPOA	17.36
			7/27/12	JCPOA	20.00
		KANSAS DEPT OF REVENUE	7/12/12	STATE WITHHOLDING	115.42
			7/27/12	STATE WITHHOLDING	112.39
		KANSAS PUBLIC EMPLOYEES	7/12/12	KP&F	146.94
			7/27/12	KP&F	146.94_
				TOTAL:	1,323.23
DRUG & ALCOHOL ABUSE	DRUG & ALCOHOL ABU	INTERNAL REVENUE SERVICE	7/12/12	MEDICARE WITHHOLDING	29.97
			7/27/12	MEDICARE WITHHOLDING	29.90
		BLUE CROSS BLUE SHIELD OF KS	7/12/12	BLUE CROSS BLUE SHIELD	129.07
			7/27/12	BLUE CROSS BLUE SHIELD	148.66
		DELTA DENTAL (PAYROLL)	7/13/12	DELTA DENTAL OF KANSAS	9.50
			7/27/12	DELTA DENTAL OF KANSAS	10.94
		ADVANCE LIFE INSURANCE	7/12/12	ADVANCE LIFE INUSRANCE	8.86
		KANSAS PUBLIC EMPLOYEES	7/12/12	KP&F	347.21
			7/27/12	KP&F	347.21_
				TOTAL:	1,061.32
NON-DEPARTMENTAL	SPECIAL LE TRUST F	INTERNAL REVENUE SERVICE	7/12/12	FEDERAL WITHHOLDING	33.57
			7/27/12	FEDERAL WITHHOLDING	33.57
			7/12/12	SOCIAL SECURITY WITHHOLDIN	21.59
			7/27/12	SOCIAL SECURITY WITHHOLDIN	21.59
			7/12/12	MEDICARE WITHHOLDING	7.45
			7/27/12	MEDICARE WITHHOLDING	7.45
		ING LIFE INSURANCE & ANNUITY COMPANY	7/12/12		25.00
			7/27/12		25.00
		BLUE CROSS BLUE SHIELD OF KS	7/12/12	BLUE CROSS BLUE SHIELD	18.58
			7/27/12	BLUE CROSS BLUE SHIELD	18.58
		DELTA DENTAL (PAYROLL)	7/13/12	DELTA DENTAL OF KANSAS	5.33

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			7/12/12	MEDICARE WITHHOLDING	7.45
			7/27/12	MEDICARE WITHHOLDING	7.45
		JENNIFER ARNESON, DVM	7/20/12	EXAM, VACCINATIONS FIGO	86.25
		GEARY COUNTY ATTORNEY	7/20/12	11CV88 ATTORNEY FEES FORFE	1,886.90
		A PLUS CHEMDRY	7/26/12	CARPET CLEANING PD	1,209.62
		DAVID EDGAR	7/30/12	COMPARTMENT REMOVAL RV	130.00
		BLUE CROSS BLUE SHIELD OF KS	7/12/12	BLUE CROSS BLUE SHIELD	74.33
			7/27/12	BLUE CROSS BLUE SHIELD	74.33
		VERIZON WIRELESS	7/27/12	DTF CELL JULY 2012	185.50
		CDW GOVERNMENT INC	7/13/12	Dragon Voice Software	164.56
		CENTURY LINK	7/27/12	M071702571 DTF PHONE SERVI	38.31
		GODFREY'S INDOOR SHOOTING RANGE	7/27/12	D'SOLVE GUN CLEANER	182.00
		DELTA DENTAL (PAYROLL)	7/13/12	DELTA DENTAL OF KANSAS	10.80
			7/27/12	DELTA DENTAL OF KANSAS	10.80
		GALLS INC	7/30/12	512279755 TACTICAL GAS MAS	173.98
		GEARY COUNTY PUBLIC WORKS	7/18/12	DTF FUEL JUNE 2012	551.77
		ADVANCE LIFE INSURANCE	7/12/12	ADVANCE LIFE INUSRANCE	3.86
		KANSAS PUBLIC EMPLOYEES	7/12/12	KPERS #1	40.09
			7/27/12	KPERS #1	45.55
		NEX-TECH	7/26/12	DRUG TASK FORCE	7.31
		CARD CENTER	7/06/12	HOBBY-CERT FRAME-PAXTON/DE	69.99
			7/06/12	QUANTICO-FLASHLIGHT #200,2	342.00_
				TOTAL:	5,366.58
NATIONAL NIGHT OUT	LAW ENFORCEMENT TR	CARD CENTER	7/06/12	WMART-BLOCK PARTY SUPPLIES	47.95
			7/06/12	WATERS-BLOCK PARTY INFLATA	321.25_
				TOTAL:	369.20
LAW ENFORCEMENT TRAIN	LAW ENFORCEMENT TR	12 SAFE AND PREPARED	7/26/12	SAFE & PREPARED SCHOOLS #5	25.00
			7/26/12	SAFE & PREPARED SCHOOLS #5	25.00
			7/26/12	SAFE & PREPARED SCHOOLS #1	25.00
		INSIDE THE TAPE	7/27/12	INSIDE THE TAPE TRNG #739	275.00
		UNIVERSITY OF KS	7/30/12	FTO TRAINING #749	140.00
		CARD CENTER	7/06/12	NRA-FIREARM INSTRUCT TRNG	525.00
			7/06/12	EXPRESS IN-SNIPIER TRNG RM#	280.00
			7/06/12	NTOA-ACTIVE SHOOTER #719	292.00_
				TOTAL:	1,587.00

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
===== FUND TOTALS =====					
	01	GENERAL FUND		648,106.36	
	02	GRANTS		120,959.44	
	10	SPIN CITY		4,580.58	
	12	BOND & INTEREST		1,161,756.57	
	15	WATER & SEWER FUND		697,927.46	
	18	STORM WATER		54,754.65	
	19	ECONOMIC DEVELOPMENT		6.85	
	22	SPECIAL HIGHWAY FUND		101,712.87	
	23	SANITATION FUND		100,585.50	
	26	FIRE EQUIPMENT RESERVE		11,460.20	
	35	EMPLOYEE BENEFITS FUND		318.00	
	46	SUNDOWN SALUTE		472.00	
	47	DRUG & ALCOHOL ABUSE FUND		2,384.55	
	50	SPECIAL LE TRUST FUND		5,677.22	
	54	LAW ENFORCEMENT TRAINING		1,956.20	

		GRAND TOTAL:		2,912,658.45	

TOTAL PAGES: 33

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 01-CITY OF JUNCTION CITY, KS
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 0/00/0000 THRU 99/99/9999
ITEM AMOUNT: 9,999,999.00CR THRU 9,999,999.00
GL POST DATE: 0/00/0000 THRU 99/99/9999
CHECK DATE: 7/10/2012 THRU 7/30/2012

PAYROLL SELECTION

PAYROLL EXPENSES: NO
CHECK DATE: 0/00/0000 THRU 99/99/9999

PRINT OPTIONS

PRINT DATE: GL Post Date
SEQUENCE: By Department
DESCRIPTION: Distribution
GL ACCTS: NO
REPORT TITLE: APPROPRIATIONS- JULY 10-JULY 302012-CS
SIGNATURE LINES: 0

PACKET OPTIONS

INCLUDE REFUNDS: YES
INCLUDE OPEN ITEM:NO

Backup material for agenda item:

- b. Consideration of the July 17, 2012 City Commission meeting minutes.

CITY COMMISSION MINUTES

July 17, 2012

7:00p.m.

CALL TO ORDER

The regular meeting of the Junction City Commission was held on Tuesday, July 17, 2012 with Mayor Pat Landes presiding.

The following members of the Commission were present: Scott Johnson, Pat Landes, Jim Sands, and Jack Taylor. Staff present was: City Manager Vernon, City Attorney Logan, and City Clerk Tyler Ficken.

CONSENT AGENDA

Consideration of Appropriation Ordinance A-14-2012 dated June 26 2012 to July 9, 2012 in the amount of \$882,675.96. Commissioner Taylor moved, seconded by Commissioner Johnson to approve the consent agenda as amended. Ayes: Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of the July 3, 2012 City Commission Meeting Minutes. Commissioner Taylor moved, seconded by Commissioner Johnson to approve the consent agenda as amended. Ayes: Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration to submit application and administer Kansas Housing Resources Corporation Grant on behalf of the Open Door for general operations in the requested amount of \$112,000.00. Commissioner Taylor moved, seconded by Commissioner Johnson to approve the consent agenda as amended. Ayes: Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Storm Water and Blight Assessments for the 2011 Fiscal Year. Commissioner Taylor moved, seconded by Commissioner Johnson to approve the consent agenda as amended. Ayes: Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

SPECIAL PRESENTATIONS

Proclamation Celebrating 100 years of Girl Scouts USA. Mayor Landes read and presented the proclamation.

UNFINISHED BUSINESS

Consideration of ordinance S-3112 approval of TIF Bonds for Dick Edwards Auto Plaza TIF on final reading. Commissioner Taylor asked if the amount for the debt reserve fund would be built up over time, and not borrowed initially. Jeff White

stated that Commissioner Taylor was correct. Mr. Froggatte stated that the Colby bank would be purchasing the additional debt; the project will include a 50,000 square foot showroom, and the project has grown with time. Commissioner Sands moved, seconded by Commissioner Johnson to approve Ordinance S-3112 on final reading. Ayes: Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

NEW BUSINESS

Consideration of the 2011 Audit for approval. Commissioner Johnson moved, seconded by Commissioner Sands to approve to 2011 Audit. Ayes: Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration to apply for a 523 Grant from USDA Rural Development in the amount of \$360,000.00 with a City contribution of \$40,000.00 to total \$400,000.00 for two years. Commissioner Taylor asked where homes would be built. Mr. Pfizenmaier stated that it is most convenient to build the homes close together, but it is becoming increasingly difficult to find lots. Mayor Landes asked what the costs of the homes are. Mr. Pfizenmaier stated that the cost is \$67 per square foot and \$81 per square foot with a basement; there is additional expense for corner lots due to additional sidewalk expenses. Commissioner Johnson stated that his cost calculations are higher, and these homes are unfair competition. Commissioner Johnson stated that used homes are not selling well, and older homes could be fixed up instead. Mr. Pfizenmaier stated that if these families were able to afford a used home, they would not have the money for improvements. Commissioner Taylor stated that he does not like the government to pick winners and losers. Mr. Pfizenmaier stated that the lots typically cost \$14,000.00. Commissioner Sands stated that low income families can have homes, and take ownership in their new property and learn new skills. Commissioner Sands stated that the program has also cleaned up the City; people in these homes take care of their property and neighborhoods, and that is great. Commissioner Johnson stated that the owners working on the homes are not doing practical work, and the families simply get in the way. Mayor Landes asked if other areas of town need these homes. Police Chief Brown stated that North of 6th St, and East of Eisenhower could be a priority. Commissioner Johnson stated that he understands the need for a safety net, but we should not give things away. Commissioner Sands moved to apply for the grant as proposed; the motion died due to the lack of a second.

Consideration to publish and set a public hearing date for the 2013 budget. Commissioner Johnson moved, seconded by Commissioner Taylor to approve publication and hearing date for the 2013 budget. Ayes: Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of Junction City's participation in the Manhattan Urbanized Area Metropolitan Planning Organization (MPO) formation. Planning & Zoning

Administrator Yearout stated that inclusion in the MPO would allow for local planning vs. planning from Topeka; there would not be additional funding. City Manager Vernon stated that it is important to note that the planning expenses for planning would be the same regardless of the size MPO. Commissioner Sands moved, seconded by Commissioner Johnson to support Junction City's participation in the MPO with the Flint Hills Regional Council acting as the directing agency of the MPO. Ayes: Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

COMMISSIONER COMMENTS

Commissioner Taylor stated that he was impressed by the delegation of young people he went to Europe with; they worked to improve understanding among countries to reduce violence.

Commissioner Johnson stated that he is going to work to push forward new dog ordinances such as increased fines for dumping animals. Commissioner Johnson stated that there is too much litter; use a canvas bag to get groceries at the store.

Commissioner Sands stated that the recycling program at Ft. Riley is great, and they accept 1-7 recyclables. Commissioner Sands stated that all you need to get on Ft. Riley is a driver's license. Commissioner Sands stated that affordable housing is needed and buildings are being raised at Ft. Riley which will create more demand for housing in Junction City. Commissioner Sands stated that it is good for Commissioners to spot check City facilities, and City employees appreciate the visits.

Mayor Landes provided a reminder that primary elections are approaching. Mayor Landes stated that if you have an issue with City service and are not satisfied, please talk to a manager. Mayor Landes stated that he supports responsible pet ownership; taking care of an animal is not just providing food, but also healthcare.

STAFF COMMENTS

City Manager Vernon stated that a coffee conversation break will be held at the Chinese Chef on August 1, 2012 at 2:30 p.m. located at 1317 N. Washington.

ADJOURNMENT

Commissioner Sands moved, seconded by Commissioner Johnson to adjourn at 9:20 p.m. Ayes: Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

APPROVED AND ACCEPTED THIS 7th DAY OF AUGUST AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR JULY 17, 2012.

Tyler Ficken, City Clerk

Pat Landes, Mayor

Backup material for agenda item:

- c. Consideration to approve special assessment list to be sent to Geary County for 2012 tax roll billing.

City of Junction City

City Commission

Agenda Memo

August 7, 2012

From: Joleen Schnurr, City Treasurer
To: City Commissioners
Subject: Assessments to the County tax statements

Objective: Approval of special assessment list to be sent to Geary County for 2012 tax roll billing.

Explanation of Issue: The attached documents need to be sent to the County for collection on the tax statements. The total assessment is \$4,953,282.44. They are distributed as follows:

Subdivision Assessments **\$4,953,282.44**

Budget Impact: The city will receive these funds as collected and distributed by the County.

Alternatives:

1. Approve assessments to the county totaling \$4,953,282.44 for collection on the tax statements.
2. Disapprove assessments to the county totaling \$4,953,282.44 for collection on the tax statements.
3. Modify the proposal.
4. Table the request.

Recommendation: Staff recommends the approval of assessments to the county totaling \$4,953,282.44 for collection on the tax statements.

Suggested Motion: Move to approve submission of assessments to the County as presented.

Enclosures: Subdivision special assessments

END	<u>SUBDIVISIONS</u>	<u># OF</u> <u>ASSESSMENTS</u>	<u>STREETS</u>	<u>UTILITIES</u>
2026 1	14TH ST COMMONS	43		\$56,259.48
2028 2	AC DEVELOPMENT	89	\$87,514.59	\$52,890.92
2029 3	BLUFFS	2	\$20,940.64	
2026 4	BUFFALO	18		\$20,695.86
2023 5	CEDAR ADD	1		\$369.51
2023 6	CROSS ROADS	2		\$723.91
2026 7	DEER CREEK 1	122		\$136,542.40
2030 8	DEER CREEK 2	96	\$82,125.51	\$87,801.21
2030 9	DEER CREEK 3	93	\$71,308.68	\$77,934.93
2026 10	DEER TRAIL 1	122		\$79,501.30
2026 11	DOC HARGREAVES 1	28		\$23,983.68
2026 12	DOC HARGREAVES 2	92		\$79,880.10
2026 13	DOC HARGREAVES 3	32		\$44,847.04
2026 14	DOC HARGREAVES 4	14		\$11,004.28
2029 15	DOC HARGREAVES 5	105	\$79,440.90	\$92,918.70
2028 16	EAGLE LANDING	1	\$3,313.30	\$7,731.04
2026 17	EHLERS	14		\$23,137.10
2026 18	EHLERS HILLTOP	69		\$63,421.19
2026 19	FAITH TABERNACLE	1		\$15,582.11
2028 20	FALCON RIDGE	8	\$9,097.36	\$5,157.36
2029 21	GARFIELD GARDENS	9	\$0.00	\$10,506.15
2026 22	GSC I70	1		\$932.28
2030 23	HH REPLAT LOT 1 BLOCK 5	38	\$43,118.60	\$25,323.58
2026 24	HICKORY HILLS	101		\$67,188.66
2026 25	HICKORY HILLS REPLAT L1B5	38		\$14,743.62
2028 26	HIDDEN VALLEY/SHERIDAN	38	\$37,437.94	\$15,809.02
2026 27	HUNTERS RIDGE	17		\$34,742.56
2029 29	INDIAN RIDGE 6	19	\$19,889.58	\$11,636.17
2023 30	JOHNSONS FIRST	3		\$3,434.11
2026 31	MALSTEAD WAY	8		\$7,343.28
2030 32	MANNS RANCH #1	91	\$74,551.75	\$104,426.14
2030 33	MANNS RANCH #2	82	\$48,771.96	\$96,663.24
2023 34	MCCLUSKEY 3	31		\$25,593.29
2026 35	MCCLUSKEY 4	29		\$25,728.22
2029 37	MICHAELS RUN	34	\$38,216.08	\$32,976.09
2028 38	MIDDLE SCHOOL	3	\$26,766.09	\$15,889.02
2028 39	OAKWOOD VILLAGE	90	\$73,188.90	\$59,284.80
2028 40	OLIVIA FARMS	206	\$423,267.34	\$353,135.67
2023 41	OWLS NEST	1		\$3,684.43
2026 42	PETERSON	4		\$22,617.39
2026 43	PRAIRIE RIDGE #1	258		\$135,710.58
2030 44	PRAIRIE RIDGE #2	60	\$104,598.86	\$81,420.44
2023 45	RILEY MANOR ADDITION	45		\$23,460.06
2028 46	RIVENDELL	27	\$23,199.48	\$20,423.61
2030 47	RUSSELL JOHNSON	17	\$13,458.56	\$12,503.16
2026 48	SPRING VALLEY 1	74		\$86,240.34
2026 49	SPRING VALLEY 2	127		\$129,767.46
2023 50	SPRUCE HILL ADDITION	2		\$1,623.20
2028 51	SUTTER HIGHLANDS	295	\$236,787.65	\$272,872.05
2028 52	SUTTER WOODS	243	\$190,978.91	\$306,278.17
2029 53	TOM NEAL INDUSTRIAL PARK	2	\$67,083.74	
2026 54	TOM NEAL INDUSTRIAL PARK	3		\$1,354.05
2030 55	TURKEY HOLLOW	13	\$39,971.84	\$23,677.94
2030 56	TURKEY RIDGE	2	\$31,616.21	
2026 57	US77 INDUSTRIAL PARK	6		\$20,087.94
2028 58	VILLAGES AT FREEDOM PL	45	\$40,892.90	\$62,370.30

2026 59	WESTWOOD TRIANGLE	8		\$4,519.36
2026 60	WHEATLAND HILLS #1 A,B,C	3		\$5,912.91
2026 61	WHEATLAND HILLS #3	34		\$30,612.58
2026 62	WHEATLAND HILLS #4	34		\$34,871.08
SUBTOTAL		3193	\$1,887,537.37	\$3,065,745.07
TOTAL			\$4,953,282.44	

Backup material for agenda item:

- d. Consideration of ambulance contractual obligation adjustments and bad debt adjustments (June 2012).

City of Junction City

City Commission

Agenda Memo

July 19, 2012

From: Michael Steinfert, Fire Chief
To: City Commission and City Manager
Subject: **June 2012 Ambulance Adjustments**

Objective: Approval of ambulance contractual obligation adjustments and bad debt adjustments.

Explanation of Issue: Contractual obligations are required write-off adjustments by contractual insurance providers such as Medicare, Medicaid, Blue Cross, etc. Bad debt adjustments are accounts in which we have exhausted billing efforts to collect. After the bad debt adjustments, these accounts are forwarded to a collection agency and the Kansas Setoff Program.

Budget Impact:

Contractual Obligation Adjustment	\$ 26,737.16
Bad Debt Adjustment	\$ 14,498.32

Alternatives: It appears that the City Commission has the following alternatives concerning the issues at hand. The Commission may:

1. Approve ambulance contractual obligation and bad debt adjustments in the amounts listed.
2. Disapprove ambulance contractual obligation and bad debt adjustments in the amounts listed.
3. Modify the proposal...
4. Table the request.

Recommendation: Staff recommends approval of adjustments as listed

Enclosures:

Backup material for agenda item:

- a. 2013 Budget hearing.

Junction City Commission
Agenda Memo – August 7, 2012

To: City Commissioners and Gerry Vernon, City Manager

From: Cheryl S. Beatty, Finance Director

Subject: Budget Hearing for 2013 Budget

Objective: To hear comments from the public regarding the 2013 Budget for the City of Junction City.

Explanation of Issue: Staff has presented their individual budgets, which has been presented to the City Commission and the public for review and comment. This is the final presentation of the budget for public comment.

Budget Impact: The 2103 Budget is an approximate 2 mill levy decrease.

Backup material for agenda item:

- b. A Public Hearing to consider condemnation of property at 117 E 3rd St and approval of Resolution 2691.

**City of Junction City
City Commission
Agenda Memo**

August 7, 2012

From: Mark Karmann, Code Administrator
To: Gerry Vernon, City Manager and City Commissioners
Subject: 117 E 3rd St – Resolution 2691

Objective: A Public Hearing to consider condemnation of property at 117 E 3rd St and approval of Resolution 2691.

Explanation of Issue: On June 19, 2012 the City Commission approved Resolution 2686, setting a public hearing date to address the condemnation of the property on 117 E 3rd St. Resolution 2686 was sent to the property owner of record and was published in The Daily Union on June 23, 2012. City Staff is requesting approval of Resolution 2691, to allow the property owners 120 days, by law, to repair or remove this structure. 120 days will be December 10, 2012. If the owner fails to commence the repair or remove the structure within this time, bids will be requested for the removal of this structure.

Budget Impact: If process continues, it is estimated to cost \$3,000.00 to demolish and clean up this structure. The project will be funded through Demolition Removal in the General Fund. \$2,500.00 was budgeted for 2012. If the Commission chooses to proceed with this and the other condemnations money will need to be allocated to this fund. With the 5 condemnation up for consideration it is estimated to cost about \$15,000.00 total. Costs will be billed to the property owner and will reimburse any charges to this account.

Alternatives: The Commission may approve, deny, or postpone this item.

Recommendation: Staff recommends approval of Resolution 2691, giving the property owners 120 days, by law, to repair or remove the structure at 117 E 3rd St.

Suggested Motion:

Commissioner _____ moves to approve Resolution 2691 to give the property owners 120 days, by law, to repair or remove the structure at 117 E 3rd St.

Commissioner _____ seconded the motion.

Enclosures: Resolution 2691

RESOLUTION NO. 2691

A RESOLUTION PURSUANT TO SECTION 560.050 OF THE CODE OF THE CITY OF JUNCTION CITY, KANSAS, FINDING A STRUCTURE TO BE UNSAFE AND DANGEROUS AND DIRECTING REPAIR OR REMOVAL OF THE DANGEROUS STRUCTURE.

WHEREAS, under the provision of Section 560.040 of the Code of the City of Junction City, Kansas, the Enforcing Officer of the City of Junction City, Kansas, has filed with the Governing Body of the City a statement in writing stating that a building commonly known as 117 E 3rd St, Junction City, Kansas, and legally described as:

Lot Seven (7), Block Fifty-Eight (58), Junction City, Kansas

is unsafe and/or dangerous, and

WHEREAS, the City has caused a search to be made of the records affecting the title to the real estate in the office of the Geary County Register of Deeds and has found that the owners and lienholders of record to the above described property are as follows:

1st Church of God, 109 Sunrise Hill Dr.

WHEREAS, the agents, if any, and occupants, if any, of the above described property are as follows:

None

WHEREAS, the Governing Body did by Resolution 2686 designate August 7, 2012 at 7:00 p.m., in the City Commission Room of the Junction City Municipal Building, 700 North Jefferson, Junction City, Kansas, as the time and place in which the owners, their agents, any lienholders of record and any occupants of the building or structure could appear and show cause why the building or structure should not be condemned and ordered repaired or demolished, and

WHEREAS, Resolution 2686 was published on June 23, 2012 in the Junction City Daily Union, which is the official city newspaper, and

WHEREAS, a copy of Resolution 2686 was mailed by certified mail to each owner, agent, lienholder and occupant at his/her or its last known place of residence on June 21, 2012, which was within three (3) days after publication of said resolution, and,

WHEREAS, pursuant to Section 560.050 of the Code of the City of Junction City, Kansas, on August 7, 2012, the Governing Body of the City of Junction City held a public hearing pursuant to Resolution 2686. The Enforcing Officer, or his designated representative, Mark Karmann, appeared in person. _____ appeared for the owner. Thereupon, the Enforcing Officer, or designated representative, Mark Karmann, presented evidence. _____ presented evidence for the owner.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:

1. The Governing Body finds that the Enforcing Officer and City Clerk have duly complied with all the legal requirements in regard notice and hereby approves and finds legally sufficient the legal publication and mailed notices required by Section 560.040 of the Code of the City of Junction City, Kansas.

2. The Governing Body finds that the building located on 117 E 3rd, is an unsafe and/or dangerous structure as defined in Section 560.020 of the Code of the City of Junction City, Kansas.

3. The Governing Body hereby orders that the owner be given until _____ to either repair the structure in accordance with applicable City Building Codes or to diligently prosecute or complete the removal of the structure on the above-described real estate. The Governing Body further orders that if said owner fails to commence the repair or remove of such structure within the time stated or fails to diligently prosecute the same until the work is completed, then in that event the Enforcing Officer is hereby authorized and directed to cause the structure to be repaired or razed and removed without further notice. The Enforcing Officer may invite bids for the removal of such building, negotiate the contract for its removal or cause the structure to be removed by city employees and personnel. In any event, the Enforcing Officer shall keep an account of the cost of such work and may sell the salvage from such structure and apply the proceeds or any necessary portion thereof to pay for the cost of removing said structure and for the cost of making the premises safe and secure and in full compliance with the provisions of Chapter 560 of the Code of the City of Junction City, Kansas. The Enforcing Officer shall follow the procedure in regard to this matter as set out in Chapter 560 of the Code of the City of Junction City, Kansas.

4. The City Clerk shall cause this Resolution to be published once in the official city newspaper and to be mailed by certified mail within three (3) days after its publication to each owner, agent, lienholder and occupant at his/her or its last know place of residence and shall be marked "deliver to addressee only."

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST, 2012.

Pat Landes, Mayor

ATTEST:

Tyler Ficken, City Clerk
(SEAL)

Backup material for agenda item:

- c. A Public Hearing to consider condemnation of property at 331 W 8th St and approval of Resolution 2692.

**City of Junction City
City Commission
Agenda Memo**

August 7, 2012

From: Mark Karmann, Code Administrator
To: Gerry Vernon, City Manager and City Commissioners
Subject: 331 W 8th St – Resolution 2692

Objective: A Public Hearing to consider condemnation of property at 331 W 8th St and approval of Resolution 2692.

Explanation of Issue: On June 19, 2012 the City Commission approved Resolution 2683, setting a public hearing date to address the condemnation of the property on 331 W 8th St. Resolution 2683 was sent to the property owner of record and was published in The Daily Union on June 23, 2012. City Staff is requesting approval of Resolution 2692, to allow the property owners 120 days, by law, to repair or remove this structure. 120 days will be December 10, 2012. If the owner fails to commence the repair or remove the structure within this time, bids will be requested for the removal of this structure.

Budget Impact: If process continues, it is estimated to cost \$3,000.00 to demolish and clean up this structure. The project will be funded through Demolition Removal in the General Fund. \$2,500.00 was budgeted for 2012. If the Commission chooses to proceed with this and the other condemnations money will need to be allocated to this fund. With the 5 condemnation up for consideration it is estimated to cost about \$15,000.00 total. Costs will be billed to the property owner and will reimburse any charges to this account.

Alternatives: The Commission may approve, deny, or postpone this item.

Recommendation: Staff recommends approval of Resolution 2692, giving the property owners 120 days, by law, to repair or remove the structure at 331 W 8th St.

Suggested Motion:

Commissioner _____ moves to approve Resolution 2692 to give the property owners 120 days, by law, to repair or remove the structure at 331 W 8th St.

Commissioner _____ seconded the motion.

Enclosures: Resolution 2692

RESOLUTION NO. 2692

A RESOLUTION PURSUANT TO SECTION 560.050 OF THE CODE OF THE CITY OF JUNCTION CITY, KANSAS, FINDING A STRUCTURE TO BE UNSAFE AND DANGEROUS AND DIRECTING REPAIR OR REMOVAL OF THE DANGEROUS STRUCTURE.

WHEREAS, under the provision of Section 560.040 of the Code of the City of Junction City, Kansas, the Enforcing Officer of the City of Junction City, Kansas, has filed with the Governing Body of the City a statement in writing stating that a building commonly known as 331 W 8th St, Junction City, Kansas, and legally described as:

Lot Eight (8), Block Nineteen (19), Original Townsite, Junction City, Kansas

is unsafe and/or dangerous, and

WHEREAS, the City has caused a search to be made of the records affecting the title to the real estate in the office of the Geary County Register of Deeds and has found that the owners and lienholders of record to the above described property are as follows:

Karen B Simpson, 3100 New York Dr Ste 100, Pasadena, CA 91107
Commercial Federal Mortgage Co, PO Box 1103, Omaha, NE 68101

WHEREAS, the agents, if any, and occupants, if any, of the above described property are as follows:

None

WHEREAS, the Governing Body did by Resolution 2683 designate August 7, 2012 at 7:00 p.m., in the City Commission Room of the Junction City Municipal Building, 700 North Jefferson, Junction City, Kansas, as the time and place in which the owners, their agents, any lienholders of record and any occupants of the building or structure could appear and show cause why the building or structure should not be condemned and ordered repaired or demolished, and

WHEREAS, Resolution 2683 was published on June 23, 2012 in the Junction City Daily Union, which is the official city newspaper, and

WHEREAS, a copy of Resolution 2683 was mailed by certified mail to each owner, agent, lienholder and occupant at his/her or its last known place of residence on June 21, 2012, which was within three (3) days after publication of said resolution, and,

WHEREAS, pursuant to Section 560.050 of the Code of the City of Junction City, Kansas, on August 7, 2012, the Governing Body of the City of Junction City held a public hearing pursuant to Resolution 2683. The Enforcing Officer, or his designated representative, Mark Karmann, appeared in person. _____ appeared for the owner. Thereupon, the Enforcing Officer, or designated representative,

Mark Karmann, presented evidence. _____ presented evidence for the owner.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:

1. The Governing Body finds that the Enforcing Officer and City Clerk have duly complied with all the legal requirements in regard notice and hereby approves and finds legally sufficient the legal publication and mailed notices required by Section 560.040 of the Code of the City of Junction City, Kansas.

2. The Governing Body finds that the building located on 331 W 8th St, is an unsafe and/or dangerous structure as defined in Section 560.020 of the Code of the City of Junction City, Kansas.

3. The Governing Body hereby orders that the owner be given until _____ to either repair the structure in accordance with applicable City Building Codes or to diligently prosecute or complete the removal of the structure on the above-described real estate. The Governing Body further orders that if said owner fails to commence the repair or remove of such structure within the time stated or fails to diligently prosecute the same until the work is completed, then in that event the Enforcing Officer is hereby authorized and directed to cause the structure to be repaired or razed and removed without further notice. The Enforcing Officer may invite bids for the removal of such building, negotiate the contract for its removal or cause the structure to be removed by city employees and personnel. In any event, the Enforcing Officer shall keep an account of the cost of such work and may sell the salvage from such structure and apply the proceeds or any necessary portion thereof to pay for the cost of removing said structure and for the cost of making the premises safe and secure and in full compliance with the provisions of Chapter 560 of the Code of the City of Junction City, Kansas. The Enforcing Officer shall follow the procedure in regard to this matter as set out in Chapter 560 of the Code of the City of Junction City, Kansas.

4. The City Clerk shall cause this Resolution to be published once in the official city newspaper and to be mailed by certified mail within three (3) days after its publication to each owner, agent, lienholder and occupant at his/her or its last know place of residence and shall be marked "deliver to addressee only."

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST, 2012.

Pat Landes, Mayor

ATTEST:

Tyler Ficken, City Clerk
(SEAL)

Backup material for agenda item:

- d. A Public Hearing to consider condemnation of property at 630 W 10th St and approval of Resolution 2693.

**City of Junction City
City Commission
Agenda Memo**

August 7, 2012

From: Mark Karmann, Code Administrator
To: Gerry Vernon, City Manager and City Commissioners
Subject: 630 W 10th St– Resolution 2693

Objective: A Public Hearing to consider condemnation of property at 630 W 10th St and approval of Resolution 2693.

Explanation of Issue: On June 19, 2012 the City Commission approved Resolution 2687, setting a public hearing date to address the condemnation of the property on 630 W 10th St. Resolution 2687 was sent to the property owner of record and was published in The Daily Union on June 23, 2012. City Staff is requesting approval of Resolution 2693, to allow the property owners 120 days, by law, to repair or remove this structure. 120 days will be December 10, 2012. If the owner fails to commence the repair or remove the structure within this time, bids will be requested for the removal of this structure.

Budget Impact: If process continues, it is estimated to cost \$3,000.00 to demolish and clean up this structure. The project will be funded through Demolition Removal in the General Fund. \$2,500.00 was budgeted for 2012. If the Commission chooses to proceed with this and the other condemnations money will need to be allocated to this fund. With the 5 condemnation up for consideration it is estimated to cost about \$15,000.00 total. Costs will be billed to the property owner and will reimburse any charges to this account.

Alternatives: The Commission may approve, deny, or postpone this item.

Recommendation: Staff recommends approval of Resolution 2693, giving the property owners 120 days, by law, to repair or remove the structure at 630 W 10th St.

Suggested Motion:

Commissioner _____ moves to approve Resolution 2693 to give the property owners 120 days, by law, to repair or remove the structure at 630 W 10th St.

Commissioner _____ seconded the motion.

Enclosures: Resolution 2693

RESOLUTION NO. 2693

A RESOLUTION PURSUANT TO SECTION 560.050 OF THE CODE OF THE CITY OF JUNCTION CITY, KANSAS, FINDING A STRUCTURE TO BE UNSAFE AND DANGEROUS AND DIRECTING REPAIR OR REMOVAL OF THE DANGEROUS STRUCTURE.

WHEREAS, under the provision of Section 560.040 of the Code of the City of Junction City, Kansas, the Enforcing Officer of the City of Junction City, Kansas, has filed with the Governing Body of the City a statement in writing stating that a building commonly known as 630 W 10th St, Junction City, Kansas, and legally described as:

Lot Thirteen (13), Block Twenty-Three (23), Cuddy's Addition, Junction City, Kansas

is unsafe and/or dangerous, and

WHEREAS, the City has caused a search to be made of the records affecting the title to the real estate in the office of the Geary County Register of Deeds and has found that the owners and lienholders of record to the above described property are as follows:

Gertrude A Williams, Attn: Sonya Hinton, 3244 Gallant Fox Trail, Tallahassee, FL 32309-1759

WHEREAS, the agents, if any, and occupants, if any, of the above described property are as follows:

None

WHEREAS, the Governing Body did by Resolution 2687 designate August 7, 2012 at 7:00 p.m., in the City Commission Room of the Junction City Municipal Building, 700 North Jefferson, Junction City, Kansas, as the time and place in which the owners, their agents, any lienholders of record and any occupants of the building or structure could appear and show cause why the building or structure should not be condemned and ordered repaired or demolished, and

WHEREAS, Resolution 2687 was published on June 23, 2012 in the Junction City Daily Union, which is the official city newspaper, and

WHEREAS, a copy of Resolution 2687 was mailed by certified mail to each owner, agent, lienholder and occupant at his/her or its last known place of residence on June 21, 2012, which was within three (3) days after publication of said resolution, and,

WHEREAS, pursuant to Section 560.050 of the Code of the City of Junction City, Kansas, on August 7, 2012, the Governing Body of the City of Junction City held a public hearing pursuant to Resolution 2687. The Enforcing Officer, or his designated representative, Mark Karmann, appeared in person. _____ appeared for the owner. Thereupon, the Enforcing Officer, or designated representative,

Mark Karmann, presented evidence. _____ presented evidence for the owner.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:

1. The Governing Body finds that the Enforcing Officer and City Clerk have duly complied with all the legal requirements in regard notice and hereby approves and finds legally sufficient the legal publication and mailed notices required by Section 560.040 of the Code of the City of Junction City, Kansas.

2. The Governing Body finds that the building located on 630 W 10th St, is an unsafe and/or dangerous structure as defined in Section 560.020 of the Code of the City of Junction City, Kansas.

3. The Governing Body hereby orders that the owner be given until _____ to either repair the structure in accordance with applicable City Building Codes or to diligently prosecute or complete the removal of the structure on the above-described real estate. The Governing Body further orders that if said owner fails to commence the repair or remove of such structure within the time stated or fails to diligently prosecute the same until the work is completed, then in that event the Enforcing Officer is hereby authorized and directed to cause the structure to be repaired or razed and removed without further notice. The Enforcing Officer may invite bids for the removal of such building, negotiate the contract for its removal or cause the structure to be removed by city employees and personnel. In any event, the Enforcing Officer shall keep an account of the cost of such work and may sell the salvage from such structure and apply the proceeds or any necessary portion thereof to pay for the cost of removing said structure and for the cost of making the premises safe and secure and in full compliance with the provisions of Chapter 560 of the Code of the City of Junction City, Kansas. The Enforcing Officer shall follow the procedure in regard to this matter as set out in Chapter 560 of the Code of the City of Junction City, Kansas.

4. The City Clerk shall cause this Resolution to be published once in the official city newspaper and to be mailed by certified mail within three (3) days after its publication to each owner, agent, lienholder and occupant at his/her or its last know place of residence and shall be marked "deliver to addressee only."

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST, 2012.

Pat Landes, Mayor

ATTEST:

Tyler Ficken, City Clerk
(SEAL)

Backup material for agenda item:

- e. A Public Hearing to consider condemnation of property at 712 W 10th Stand approval of Resolution 2694.

**City of Junction City
City Commission
Agenda Memo**

August 7, 2012

From: Mark Karmann, Code Administrator
To: Gerry Vernon, City Manager and City Commissioners
Subject: 712 W 10th St– Resolution 2694

Objective: A Public Hearing to consider condemnation of property at 712 W 10th St. for approval of Resolution 2694.

Explanation of Issue: On June 19, 2012 the City Commission approved Resolution 2684, setting a public hearing date to address the condemnation of the property on 712 W 10th St. Resolution 2684 was sent to the property owner of record and was published in The Daily Union on June 23, 2012. City Staff is requesting approval of Resolution 2694, to allow the property owners 120 days, by law, to repair or remove this structure. 120 days will be December 10, 2012. If the owner fails to commence the repair or remove the structure within this time, bids will be requested for the removal of this structure.

Budget Impact: If process continues, it is estimated to cost \$3,000.00 to demolish and clean up this structure. The project will be funded through Demolition Removal in the General Fund. \$2,500.00 was budgeted for 2012. If the Commission chooses to proceed with this and the other condemnations money will need to be allocated to this fund. With the 5 condemnation up for consideration it is estimated to cost about \$15,000.00 total. Costs will be billed to the property owner and will reimburse any charges to this account.

Alternatives: The Commission may approve, deny, or postpone this item.

Recommendation: Staff recommends approval of Resolution 2694, giving the property owners 120 days, by law, to repair or remove the structure at 712 W 10th St.

Suggested Motion:

Commissioner _____ moves to approve Resolution 2694 to give the property owners 120 days, by law, to repair or remove the structure at 712 W 10th St.

Commissioner _____ seconded the motion.

Enclosures: Resolution 2694

RESOLUTION NO. 2694

A RESOLUTION PURSUANT TO SECTION 560.050 OF THE CODE OF THE CITY OF JUNCTION CITY, KANSAS, FINDING A STRUCTURE TO BE UNSAFE AND DANGEROUS AND DIRECTING REPAIR OR REMOVAL OF THE DANGEROUS STRUCTURE.

WHEREAS, under the provision of Section 560.040 of the Code of the City of Junction City, Kansas, the Enforcing Officer of the City of Junction City, Kansas, has filed with the Governing Body of the City a statement in writing stating that a building commonly known as 712 W 10th St, Junction City, Kansas, and legally described as:

The East Six Feet (E6') of Lot Seventeen (17) and all of Lot Eighteen (18), Block Twenty-Four (24), Cuddy's Addition, Junction City, Kansas

is unsafe and/or dangerous, and

WHEREAS, the City has caused a search to be made of the records affecting the title to the real estate in the office of the Geary County Register of Deeds and has found that the owners and lienholders of record to the above described property are as follows:

Paul and Candice D McKnight, 712 W 10th St, Junction City, KS 66441-2135
CitiMortgage Inc, 1000 Technology Dr, O'Fallen, MO 63368-2240

WHEREAS, the agents, if any, and occupants, if any, of the above described property are as follows:

None

WHEREAS, the Governing Body did by Resolution 2684 designate August 7, 2012 at 7:00 p.m., in the City Commission Room of the Junction City Municipal Building, 700 North Jefferson, Junction City, Kansas, as the time and place in which the owners, their agents, any lienholders of record and any occupants of the building or structure could appear and show cause why the building or structure should not be condemned and ordered repaired or demolished, and

WHEREAS, Resolution 2684 was published on June 23, 2012 in the Junction City Daily Union, which is the official city newspaper, and

WHEREAS, a copy of Resolution 2684 was mailed by certified mail to each owner, agent, lienholder and occupant at his/her or its last known place of residence on June 21, 2012, which was within three (3) days after publication of said resolution, and,

WHEREAS, pursuant to Section 560.050 of the Code of the City of Junction City, Kansas, on August 7, 2012, the Governing Body of the City of Junction City held a public hearing pursuant to Resolution 2684. The Enforcing Officer, or his designated representative, Mark Karmann, appeared in person. _____ appeared for the owner. Thereupon, the Enforcing Officer, or designated representative,

Mark Karmann, presented evidence. _____ presented evidence for the owner.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:

1. The Governing Body finds that the Enforcing Officer and City Clerk have duly complied with all the legal requirements in regard notice and hereby approves and finds legally sufficient the legal publication and mailed notices required by Section 560.040 of the Code of the City of Junction City, Kansas.

2. The Governing Body finds that the building located on 712 W 10th St, is an unsafe and/or dangerous structure as defined in Section 560.020 of the Code of the City of Junction City, Kansas.

3. The Governing Body hereby orders that the owner be given until _____ to either repair the structure in accordance with applicable City Building Codes or to diligently prosecute or complete the removal of the structure on the above-described real estate. The Governing Body further orders that if said owner fails to commence the repair or remove of such structure within the time stated or fails to diligently prosecute the same until the work is completed, then in that event the Enforcing Officer is hereby authorized and directed to cause the structure to be repaired or razed and removed without further notice. The Enforcing Officer may invite bids for the removal of such building, negotiate the contract for its removal or cause the structure to be removed by city employees and personnel. In any event, the Enforcing Officer shall keep an account of the cost of such work and may sell the salvage from such structure and apply the proceeds or any necessary portion thereof to pay for the cost of removing said structure and for the cost of making the premises safe and secure and in full compliance with the provisions of Chapter 560 of the Code of the City of Junction City, Kansas. The Enforcing Officer shall follow the procedure in regard to this matter as set out in Chapter 560 of the Code of the City of Junction City, Kansas.

4. The City Clerk shall cause this Resolution to be published once in the official city newspaper and to be mailed by certified mail within three (3) days after its publication to each owner, agent, lienholder and occupant at his/her or its last know place of residence and shall be marked "deliver to addressee only."

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST, 2012.

Pat Landes, Mayor

ATTEST:

Tyler Ficken, City Clerk
(SEAL)

Backup material for agenda item:

- f. A Public Hearing to consider condemnation of property at 1309 Johnson Dr and approval of Resolution 2695.

**City of Junction City
City Commission
Agenda Memo**

August 7, 2012

From: Mark Karmann, Code Administrator
To: Gerry Vernon, City Manager and City Commissioners
Subject: 1309 Johnson Dr– Resolution 2695

Objective: A Public Hearing to consider condemnation of property at 1309 Johnson Dr and approval of Resolution 2695.

Explanation of Issue: On June 19, 2012 the City Commission approved Resolution 2685, setting a public hearing date to address the condemnation of the property on 1309 Johnson Dr. Resolution 2685 was sent to the property owner of record and was published in The Daily Union on June 23, 2012. City Staff is requesting approval of Resolution 2695, to allow the property owners 120 days, by law, to repair or remove this structure. 120 days will be December 10, 2012. If the owner fails to commence the repair or remove the structure within this time, bids will be requested for the removal of this structure.

Budget Impact: If process continues, it is estimated to cost \$3,000.00 to demolish and clean up this structure. The project will be funded through Demolition Removal in the General Fund. \$2,500.00 was budgeted for 2012. If the Commission chooses to proceed with this and the other condemnations money will need to be allocated to this fund. With the 5 condemnation up for consideration it is estimated to cost about \$15,000.00 total. Costs will be billed to the property owner and will reimburse any charges to this account.

Alternatives: The Commission may approve, deny, or postpone this item.

Recommendation: Staff recommends approval of Resolution 2695, giving the property owners 120 days, by law, to repair or remove the structure at 1309 Johnson Dr.

Suggested Motion:

Commissioner _____ moves to approve Resolution 2695 to give the property owners 120 days, by law, to repair or remove the structure at 1309 Johnson Dr.

Commissioner _____ seconded the motion.

Enclosures: Resolution 2695

RESOLUTION NO. 2695

A RESOLUTION PURSUANT TO SECTION 560.050 OF THE CODE OF THE CITY OF JUNCTION CITY, KANSAS, FINDING A STRUCTURE TO BE UNSAFE AND DANGEROUS AND DIRECTING REPAIR OR REMOVAL OF THE DANGEROUS STRUCTURE.

WHEREAS, under the provision of Section 560.040 of the Code of the City of Junction City, Kansas, the Enforcing Officer of the City of Junction City, Kansas, has filed with the Governing Body of the City a statement in writing stating that a building commonly known as 1309 Johnson Dr, Junction City, Kansas, and legally described as:

Lot Thirty-Four (34), Block Three (3), Replatted or Revised Plat of Unit
NO 1, First Addition to Lawndale Plaza Addition, Junction City, Kansas

is unsafe and/or dangerous, and

WHEREAS, the City has caused a search to be made of the records affecting the title to the real estate in the office of the Geary County Register of Deeds and has found that the owners and lienholders of record to the above described property are as follows:

Tharon L Johnson, 1301 Johnson Dr, Junction City, KS 66441
BAC Home Loans Servicing, LP FKA Country Wide, 400 National Way, Simi Valley,
CA 93065

WHEREAS, the agents, if any, and occupants, if any, of the above described property are as follows:

None

WHEREAS, the Governing Body did by Resolution 2685 designate August 7, 2012 at 7:00 p.m., in the City Commission Room of the Junction City Municipal Building, 700 North Jefferson, Junction City, Kansas, as the time and place in which the owners, their agents, any lienholders of record and any occupants of the building or structure could appear and show cause why the building or structure should not be condemned and ordered repaired or demolished, and

WHEREAS, Resolution 2685 was published on June 23, 2012 in the Junction City Daily Union, which is the official city newspaper, and

WHEREAS, a copy of Resolution 2685 was mailed by certified mail to each owner, agent, lienholder and occupant at his/her or its last known place of residence on June 21, 2012, which was within three (3) days after publication of said resolution, and,

WHEREAS, pursuant to Section 560.050 of the Code of the City of Junction City, Kansas, on August 7, 2012, the Governing Body of the City of Junction City held a public hearing pursuant to Resolution 2685. The Enforcing Officer, or his designated representative, Mark Karmann, appeared in person. _____

appeared for the owner. Thereupon, the Enforcing Officer, or designated representative, Mark Karmann, presented evidence. _____ presented evidence for the owner.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:

1. The Governing Body finds that the Enforcing Officer and City Clerk have duly complied with all the legal requirements in regard notice and hereby approves and finds legally sufficient the legal publication and mailed notices required by Section 560.040 of the Code of the City of Junction City, Kansas.

2. The Governing Body finds that the building located on 1309 Johnson Dr, is an unsafe and/or dangerous structure as defined in Section 560.020 of the Code of the City of Junction City, Kansas.

3. The Governing Body hereby orders that the owner be given until _____ to either repair the structure in accordance with applicable City Building Codes or to diligently prosecute or complete the removal of the structure on the above-described real estate. The Governing Body further orders that if said owner fails to commence the repair or remove of such structure within the time stated or fails to diligently prosecute the same until the work is completed, then in that event the Enforcing Officer is hereby authorized and directed to cause the structure to be repaired or razed and removed without further notice. The Enforcing Officer may invite bids for the removal of such building, negotiate the contract for its removal or cause the structure to be removed by city employees and personnel. In any event, the Enforcing Officer shall keep an account of the cost of such work and may sell the salvage from such structure and apply the proceeds or any necessary portion thereof to pay for the cost of removing said structure and for the cost of making the premises safe and secure and in full compliance with the provisions of Chapter 560 of the Code of the City of Junction City, Kansas. The Enforcing Officer shall follow the procedure in regard to this matter as set out in Chapter 560 of the Code of the City of Junction City, Kansas.

4. The City Clerk shall cause this Resolution to be published once in the official city newspaper and to be mailed by certified mail within three (3) days after its publication to each owner, agent, lienholder and occupant at his/her or its last know place of residence and shall be marked "deliver to addressee only."

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST, 2012.

Pat Landes, Mayor

ATTEST:

Tyler Ficken, City Clerk
(SEAL)

Backup material for agenda item:

- a. Consideration to apply for a 523 Grant from USDA Rural Development in the amount of \$360,000.00 with a City Contribution of \$40,000.00 to total \$400,000.00 for two years.

City of Junction City Commission Meeting

Agenda Memo

August 7, 2012

From: Cheryl S. Beatty, Finance Director
To: Gerry Vernon, City Manager and City Commissioners
Subject: Resolution #R-2696 Self Help Housing Grant

Objective: Consideration and approval of Resolution 2696 for the application of a new 523 Grant from USDA Rural Development in the amount of \$400,000.00 for 2013 and 2014.

Explanation of Issue: This issue was not considered due to a lack of a second for the motion at the last meeting. City Commissioner Aska requested that the item be brought back to the agenda for formal Commission consideration. The Self-Help Housing office seeks permission to apply for a new 523 Grant from USDA Rural Development in the amount of \$360,000.00. The City of Junction City's contribution of \$40,000.00 over a two-year period increases the grant total to \$400,000.00. This grant funds the administrative services of our office for the two year period of December 3, 2012 to December 2, 2014.

The enclosed 523 Grant Application form, if approved, should be signed by the Mayor.

Budget Impact: This grant increases local funding by \$20,000.00 in 2013 and \$20,000 in 2014. While this is an increase in funds originally allocated in the draft 2013 Budget for Self-Help Housing; it is less than what had been provided to Self-Help Housing historically. The draft 2013 budget is not impacted because the proposed salary study estimated to cost \$20,000 was removed from the Administration Department's budget.

Alternatives: It appears the Commission has the following alternatives concerning the issues at hand: Approve, Deny, or Postpone.

Recommendation: Staff recommends a motion to approve Resolution #R-2696 that authorizes the application for a new 523 USDA Rural Development grant.

Enclosures: Form SF424 Application for Federal Assistance
Resolution #R-2696

Application for Federal Assistance SF-424		Version 02
*1. Type of Submission <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	*2. Type of Application <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	*If Revision, select appropriate letter(s): * Other (Specify)
*3. Date Received:		4. Application Identifier:
5a. Federal Entity Identifier:		*5b. Federal Award Identifier:
State Use Only:		
6. Date Received by State:		7. State Application Identifier:
8. APPLICANT INFORMATION:		
* a. Legal Name: City of Junction City Mutual Self-Help Housing		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 48-6019171		*c. Organizational DUNS: 030649057
d. Address:		
*Street1: PO Box 287 Street 2: 700 N. Jefferson *City: Junction City County: Geary *State: Kansas Province: Country: United States		
		*Zip/ Postal Code: 66441
e. Organizational Unit:		
Department Name: Self-Help Housing		Division Name:
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Mr. Middle Name: D. *Last Name: Pfizenmaier Suffix:		First Name: Daniel
Title: Director		
Organizational Affiliation: N/A		
*Telephone Number: 785-238-3103		Fax Number: 785-210-1902
*Email: dan.pfizenmaier@jcks.com		

Application for Federal Assistance SF-424

Version 02

9. Type of Applicant 1: Select Applicant Type: C. City or Township Government

Type of Applicant 2: Select Applicant Type:

- Select One -

Type of Applicant 3: Select Applicant Type:

- Select One -

*Other (specify):

*10. Name of Federal Agency:
USDA Rural Development

11. Catalog of Federal Domestic Assistance Number:

10-420

CFDA Title:

USDA Rural Development SEction 523 Technical Assistance Grant

*12. Funding Opportunity Number: N/A

*Title:

13. Competition Identification Number: N/A

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Geary County

*15. Descriptive Title of Applicant's Project:

USDA Rural Development Mutual Self-Help Housing Program targeting low and very low-income families for the construction of new homes through sweat equity. The City of Junction City is proposing 16 new homes to be constructed within Geary County.

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424		Version 02
16. Congressional Districts Of:		
*a. Applicant 3	*b. Program/Project: 3	
Attach an additional list of Program/Project Congressional Districts if needed.		
17. Proposed Project:		
*a. Start Date: 12-03-2012	*b. End Date: 12-02-2012	
18. Estimated Funding (\$):		
*a. Federal	\$360,000.00	
*b. Applicant	\$40,000.00	
*c. State		
*d. Local		
*e. Other		
*f. Program Income		
*g. TOTAL	\$400,000.00	
*19. Is Application Subject to Review By State Under Executive Order 12372 Process?		
<input checked="" type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input type="checkbox"/> c. Program is not covered by E.O. 12372		
*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001) <input checked="" type="checkbox"/> **I AGREE		
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.		
Authorized Representative:		
Prefix: Mr.	*First Name: Pat	
Middle Name:		
*Last Name: Landes		
Suffix:		
*Title: City Mayor		
*Telephone Number: 785-238-3103		Fax Number: 785-223-4262
*Email: pat.landes@jcks.com		
*Signature of Authorized Representative:		Date Signed:

Application for Federal Assistance SF-424

Version 02

*Applicant Federal Debt Delinquency Explanation

The following field should contain an explanation if the Applicant organization is delinquent on any Federal Debt. Maximum number of characters that can be entered is 4,000. Try and avoid extra spaces and carriage returns to maximize the availability of space.

INSTRUCTIONS FOR THE SF-424

Public reporting burden for this collection of information is estimated to average 60 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0043), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

This is a standard form (including the continuation sheet) required for use as a cover sheet for submission of preapplications and applications and related information under discretionary programs. Some of the items are required and some are optional at the discretion of the applicant or the Federal agency (agency). Required items are identified with an asterisk on the form and are specified in the instructions below. In addition to the instructions provided below, applicants must consult agency instructions to determine specific requirements.

Item	Entry:	Item	Entry:
1.	Type of Submission: (Required): Select one type of submission in accordance with agency instructions. <ul style="list-style-type: none"> • Preapplication • Application • Changed/Corrected Application – If requested by the agency, check if this submission is to change or correct a previously submitted application. Unless requested by the agency, applicants may not use this to submit changes after the closing date. 	10.	Name Of Federal Agency: (Required) Enter the name of the Federal agency from which assistance is being requested with this application.
		11.	Catalog Of Federal Domestic Assistance Number/Title: Enter the Catalog of Federal Domestic Assistance number and title of the program under which assistance is requested, as found in the program announcement, if applicable.
2.	Type of Application: (Required) Select one type of application in accordance with agency instructions. <ul style="list-style-type: none"> • New – An application that is being submitted to an agency for the first time. • Continuation - An extension for an additional funding/budget period for a project with a projected completion date. This can include renewals. • Revision - Any change in the Federal Government's financial obligation or contingent liability from an existing obligation. If a revision, enter the appropriate letter(s). More than one may be selected. If "Other" is selected, please specify in text box provided. <ul style="list-style-type: none"> A. Increase Award B. Decrease Award C. Increase Duration D. Decrease Duration E. Other (specify) 	12.	Funding Opportunity Number/Title: (Required) Enter the Funding Opportunity Number and title of the opportunity under which assistance is requested, as found in the program announcement.
		13.	Competition Identification Number/Title: Enter the Competition Identification Number and title of the competition under which assistance is requested, if applicable.
		14.	Areas Affected By Project: List the areas or entities using the categories (e.g., cities, counties, states, etc.) specified in agency instructions. Use the continuation sheet to enter additional areas, if needed.
3.	Date Received: Leave this field blank. This date will be assigned by the Federal agency.	15.	Descriptive Title of Applicant's Project: (Required) Enter a brief descriptive title of the project. If appropriate, attach a map showing project location (e.g., construction or real property projects). For preapplications, attach a summary description of the project.
4.	Applicant Identifier: Enter the entity identifier assigned by the Federal agency, if any, or applicant's control number, if applicable.		
5a.	Federal Entity Identifier: Enter the number assigned to your organization by the Federal Agency, if any.	16.	Congressional Districts Of: (Required) 16a. Enter the applicant's Congressional District, and 16b. Enter all District(s) affected by the program or project. Enter in the format: 2 characters State Abbreviation – 3 characters District Number, e.g., CA-005 for California 5 th district, CA-012 for California 12 th district, NC-103 for North Carolina's 103 rd district. <ul style="list-style-type: none"> • If all congressional districts in a state are affected, enter "all" for the district number, e.g., MD-all for all congressional districts in Maryland. • If nationwide, i.e. all districts within all states are affected, enter US-all. • If the program/project is outside the US, enter 00-000.
5b.	Federal Award Identifier: For new applications leave blank. For a continuation or revision to an existing award, enter the previously assigned Federal award identifier number. If a changed/corrected application, enter the Federal Identifier in accordance with agency instructions.		
6.	Date Received by State: Leave this field blank. This date will be assigned by the State, if applicable.		
7.	State Application Identifier: Leave this field blank. This identifier will be assigned by the State, if applicable.		
8.	Applicant Information: Enter the following in accordance with agency instructions: <ul style="list-style-type: none"> a. Legal Name: (Required): Enter the legal name of applicant that will undertake the assistance activity. This is the name that the organization has registered with the Central Contractor Registry. Information on registering with CCR may be obtained by visiting the Grants.gov website. b. Employer/Taxpayer Number (EIN/TIN): (Required): Enter the Employer or Taxpayer Identification Number (EIN or TIN) as assigned by the Internal Revenue Service. If your organization is not in the US, enter 44-4444444. c. Organizational DUNS: (Required) Enter the organization's DUNS or DUNS+4 number received from Dun and Bradstreet. Information on obtaining a DUNS number may be obtained by visiting the Grants.gov website. d. Address: Enter the complete address as follows: Street address (Line 1 required), City (Required), County, State (Required, if country is US), Province, Country (Required), Zip/Postal Code (Required, if country is US). e. Organizational Unit: Enter the name of the primary organizational unit (and department or division, if applicable) that will undertake the 	17.	Proposed Project Start and End Dates: (Required) Enter the proposed start date and end date of the project.
		18.	Estimated Funding: (Required) Enter the amount requested or to be contributed during the first funding/budget period by each contributor. Value of in-kind contributions should be included on appropriate lines, as applicable. If the action will result in a dollar change to an existing award, indicate only the amount of the change. For decreases, enclose the amounts in parentheses.
		19.	Is Application Subject to Review by State Under Executive Order 12372 Process? Applicants should contact the State Single Point of Contact (SPOC) for Federal Executive Order 12372 to determine whether the application is subject to the

	assistance activity, if applicable.		State intergovernmental review process. Select the appropriate box. If "a." is selected, enter the date the application was submitted to the State																							
	f. Name and contact information of person to be contacted on matters involving this application: Enter the name (First and last name required), organizational affiliation (if affiliated with an organization other than the applicant organization), telephone number (Required), fax number, and email address (Required) of the person to contact on matters related to this application.	20.	Is the Applicant Delinquent on any Federal Debt? (Required) Select the appropriate box. This question applies to the applicant organization, not the person who signs as the authorized representative. Categories of debt include delinquent audit disallowances, loans and taxes. If yes, include an explanation on the continuation sheet.																							
9.	Type of Applicant: (Required) Select up to three applicant type(s) in accordance with agency instructions.	21.	Authorized Representative: (Required) To be signed and dated by the authorized representative of the applicant organization. Enter the name (First and last name required) title (Required), telephone number (Required), fax number, and email address (Required) of the person authorized to sign for the applicant. A copy of the governing body's authorization for you to sign this application as the official representative must be on file in the applicant's office. (Certain Federal agencies may require that this authorization be submitted as part of the application.)																							
	<table border="0"> <tr> <td>A. State Government</td><td>M. Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)</td></tr> <tr> <td>B. County Government</td><td>N. Nonprofit without 501C3 IRS Status (Other than Institution of Higher Education)</td></tr> <tr> <td>C. City or Township Government</td><td>O. Private Institution of Higher Education</td></tr> <tr> <td>D. Special District Government</td><td>P. Individual</td></tr> <tr> <td>E. Regional Organization</td><td>Q. For-Profit Organization (Other than Small Business)</td></tr> <tr> <td>F. U.S. Territory or Possession</td><td>R. Small Business</td></tr> <tr> <td>G. Independent School District</td><td>S. Hispanic-serving Institution</td></tr> <tr> <td>H. Public/State Controlled Institution of Higher Education</td><td>T. Historically Black Colleges and Universities (HBCUs)</td></tr> <tr> <td>I. Indian/Native American Tribal Government (Federally Recognized)</td><td>U. Tribally Controlled Colleges and Universities (TCCUs)</td></tr> <tr> <td>J. Indian/Native American Tribal Government (Other than Federally Recognized)</td><td>V. Alaska Native and Native Hawaiian Serving Institutions</td></tr> <tr> <td>K. Indian/Native American Tribally Designated Organization</td><td>W. Non-domestic (non-US) Entity</td></tr> <tr> <td>L. Public/Indian Housing Authority</td><td>X. Other (specify)</td></tr> </table>	A. State Government	M. Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)	B. County Government	N. Nonprofit without 501C3 IRS Status (Other than Institution of Higher Education)	C. City or Township Government	O. Private Institution of Higher Education	D. Special District Government	P. Individual	E. Regional Organization	Q. For-Profit Organization (Other than Small Business)	F. U.S. Territory or Possession	R. Small Business	G. Independent School District	S. Hispanic-serving Institution	H. Public/State Controlled Institution of Higher Education	T. Historically Black Colleges and Universities (HBCUs)	I. Indian/Native American Tribal Government (Federally Recognized)	U. Tribally Controlled Colleges and Universities (TCCUs)	J. Indian/Native American Tribal Government (Other than Federally Recognized)	V. Alaska Native and Native Hawaiian Serving Institutions	K. Indian/Native American Tribally Designated Organization	W. Non-domestic (non-US) Entity	L. Public/Indian Housing Authority	X. Other (specify)	
A. State Government	M. Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)																									
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L. Public/Indian Housing Authority	X. Other (specify)																									

RESOLUTION NO. R-2696

WHEREAS The United States Department of Agriculture requires a resolution of the governing body authorizing the filing of an application for a grant under the Rural Housing Self-Help Housing Program Section 523 Grant Program, and

WHEREAS under the terms of Rural Development Section 523 Grant Program, the City of Junction City will provide the technical assistance to help low and very low income families achieve decent, safe, sanitary, and affordable housing.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:

That the Mayor of the City of Junction City is hereby authorized to execute and file an application on behalf of the City of Junction City with the United States Department of Agriculture-Rural Development for a grant to aid in the construction of the homes for low and very low income families.

That the Mayor of the City of Junction City be and is hereby authorized and directed to furnish such information as may be reasonably requested in connection with the application which is herein authorized, to sign all necessary documents on behalf of the applicant, delegate the day to day operations of the City staff and to furnish such assurances as may be required by law or regulations.

Passed and Adopted this ____ day of _____.

Pat Landes
Mayor

Attest _____
Tyler Ficken
City Clerk

CERTIFICATE OF RECORDING OFFICER

The undersigned, dually qualified and CITY CLERK of the CITY OF JUNCTION CITY,
does hereby certify:

That the above resolution is a true and correct copy of the resolution adopted at a legally
convened meeting of the CITY COMMISSION held on the _____ day of _____.

And, further, that such resolution has been fully recorded in the journal of the
proceedings and records in my office.

IN WITNES WHEREOF, I have hereunto set my hand this _____ day of _____.

SEAL:

Tyler Ficken
City Clerk

Backup material for agenda item:

- a. Consideration to approve the 2013 budget.

Junction City Commission

Agenda Memo – August 7, 2012

To: City Commissioners and Gerry Vernon, City Manager

From: Cheryl S. Beatty, Finance Director

Subject: 2013 Budget

Objective: Consideration and approval of 2013 Budget.

Explanation of Issue: The 2013 Budget has been presented by individual departments, has been presented at a public meeting and the public hearing as required by Kansas Statute has been held. The City Commission may adopt the budget as presented or modify it as long as the total budget is not increased in each respective fund.

Budget Impact: The 2013 budget is an approximate 2 mill levy decrease overall. The prior two year of revenues and expenditures is presented on the budget forms for comparison.

Alternatives: It appears that the City Commission has the following alternatives concerning the issues at hand. The Commission may approve, disapprove, modify, or table the adoption of the 2013 budget. However, the deadline for filing the 2013 budget to the Geary County Clerk is August 25, 2012.

Recommendation: Staff recommends the approval of the 2013 as presented.

Suggested Motion:

Commissioner _____ moves to approve the 2013 Budget as (presented or modified).

Commissioner _____ seconded the motion.

Enclosures: 2013 Budget

CERTIFICATE

To the Clerk of Geary County, State of Kansas

We, the undersigned, officers of

City of Junction City

- certify that: (1) the hearing mentioned in the attached publication was held;
(2) after the Budget Hearing this budget was duly approved and adopted as the maximum expenditures for the various funds for the year 2013; and
(3) the Amounts(s) of 2012 Ad Valorem Tax are within statutory limitations.

		2013 Adopted Budget		
		Budget Authority	Amount of 2012	County
		for Expenditures	Ad Valorem	Clerk's
			Tax	Use Only
Table of Contents:		Page		
		No.		
Computation to Determine Limit for 2013		2		
Allocation of MVT, RVT, 16/20M Veh Tax		3		
Schedule of Transfers		4		
Statement of Indebtedness		5		
Statement of Lease-Purchases		6		
Computation to Determine State Library Grant		7		
Fund	K.S.A.			
General	12-101a	8	17,156,190	1,458,463
Debt Service	10-113	9	13,807,609	5,702,620
Library	12-1220	9	813,093	762,592
Economic Development		10	220,431	170,651
Capital Improvement		10	78,838	
Utility Charges		11		
Employee Benefit	12-16,102	11		
Fire Equipment Reserve		12	172,546	129,949
		12		
Special Highway		13	725,000	
Drug & Alcohol		13	136,439	
Special Law Enforcement		14	318,984	
Water & Wastewater		14	10,937,448	
Storm Water		15	1,137,549	
Solid Waste		15	1,307,641	
Spin City		16	236,620	
Bluffs RHID		16	295,000	
CDBG Revolving Loan		17	200,000	
Rolling Meadows Golf		17		
Non-Budgeted Funds-A		18		
Non-Budgeted Funds-B		19		
		20		
		21		
Totals		xxxxxx	47,543,388	8,224,275
Is an Ordinance required to be passed, published, and attached to the budge			No	County Clerk's Use Only
Budget Summary		1A		
Neighborhood Revitalization Rebate		1B		Nov 1, 2012 Total Assessed Valuation

Assisted by:

Address:

Email:

Attest: _____, 2012

County Clerk

Governing Body

NOTICE OF BUDGET HEARING

2013

The governing body of
City of Junction City

will meet on August 7, 2012 at 7:00 PM at City Hall, 700 N. Jefferson, Junction City, Kansas for the purpose of hearing and answering objections of taxpayers relating to the proposed use of all funds and the amount of ad valorem tax.

Detailed budget information is available at City Hall and will be available at this hearing.

BUDGET SUMMARY

Proposed Budget 2013 Expenditures and Amount of 2012 Ad Valorem Tax establish the maximum limits of the 2013 budget.

Estimated Tax Rate is subject to change depending on the final assessed valuation.

FUND	Prior Year Actual for 2011		Current Year Estimate for 2012		Proposed Budget Year for 2013		
	Expenditures	Actual Tax Rate *	Expenditures	Actual Tax Rate *	Budget Authority for Expenditures	Amount of 2012 Ad Valorem Tax	Estimate Tax Rate *
General	13,999,842	20.892	16,766,896	4.165	17,156,190	1,458,463	8.501
Debt Service	13,339,634	16.750	15,136,000	35.073	13,807,609	5,702,620	33.240
Library	797,382	4.708	819,400	4.614	813,093	762,592	4.445
Economic Development	264,352	1.080	330,897	0.998	220,431	170,651	0.995
Capital Improvement				2.153	78,838		
Utility Charges	2,946	0.254	3,232	0.246			
Employee Benefit	284,119	3.759	250,595	2.187			
Fire Equipment Reserve	112,112	0.839	154,194	0.821	172,546	129,949	0.757
Special Highway	384,721		695,000		725,000		
Drug & Alcohol	70,927		137,359		136,439		
Special Law Enforcement	356,843		166,382		318,984		
Water & Wastewater	6,155,837		8,170,314		10,937,448		
Storm Water	721,091		666,710		1,137,549		
Solid Waste	1,439,376		1,332,326		1,307,641		
Spin City	208,466		220,814		236,620		
Bluffs RHID	297,216		295,000		295,000		
CDBG Revolving Loan			250,000		200,000		
Rolling Meadows Golf	321,457						
Non-Budgeted Funds-A	277,255						
Non-Budgeted Funds-B	108,289						
Totals	39,141,865	48.282	45,395,119	50.257	47,543,388	8,224,275	47.938
Less: Transfers	1,010,000		1,922,500		1,922,500		
Net Expenditure	38,131,865		43,472,619		45,620,888		
Total Tax Levied	8,063,172		8,525,385		xxxxxxxxxxxxxxxxxxxx		
Assessed Valuation	167,004,792		169,640,933		171,561,489		
Outstanding Indebtedness, January 1,	2010		2011		2012		
G.O. Bonds	124,414,337		123,993,559		117,817,713		
Revenue Bonds	19,769,032		18,898,357		17,470,110		
Other	57,587,240		24,009,661		20,893,602		
Lease Purchase Principal	7,409,288		6,475,207		7,088,886		
Total	209,179,897		173,376,784		163,270,311		

*Tax rates are expressed in mills

Tyler Ficken
City Official Title: City Clerk

City of Junction City

2013

2013 Neighborhood Revitalization Rebate

Budgeted Funds for 2013	Ad Valorem Before Rebate	2012 Mil Rate before Rebate	Estimate 2013 NR Rebate
General	1,388,149	8.091	104,265
Debt Service	5,285,733	30.810	397,036
Library	706,844	4.120	53,093
Economic Developme	158,176	0.922	11,881
Capital Improvement			
Utility Charges			
Employee Benefit			
Fire Equipment Reser	120,451	0.702	9,046
0			
0			
0			
0			
0			
TOTAL	7,659,353	44.645	575,321

2012 July 1 Valuation: 171,561,489

Valuation Factor: 171,564.489

Neighborhood Revitalization Subj to Rebate: 12,886,580

Neighborhood Revitalization factor: 12,886.580

**This information comes from the 2013 Budget Summary page. See instructions tab #13 for completing the Neighborhood Revitalization Rebate table.

City of Junction City

2013

Computation to Determine Limit for 2013

		Amount of Levy
1. Total Tax Levy Amount in 2012 Budget	+ \$	8,525,385
2. Debt Service Levy in 2012 Budget	- \$	5,949,772
3. Tax Levy Excluding Debt Service	\$	<u>2,575,613</u>
2012 Valuation Information for Valuation Adjustments:		
4. New Improvements for 2012:	+ <u>3,102,228</u>	
5. Increase in Personal Property for 2012:		
5a. Personal Property 2012	+ <u>3,988,279</u>	
5b. Personal Property 2011	- <u>3,555,453</u>	
5c. Increase in Personal Property (5a minus 5b)	+ <u>432,826</u>	
	(Use Only if > 0)	
6. Valuation of annexed territory for 2012		
6a. Real Estate	+ <u>163,664,078</u>	
6b. State Assessed	+ <u>7,073,240</u>	
6c. New Improvements	- <u>3,102,228</u>	
6d. Total Adjustment (Sum of 6a, 6b, and 6c)	+ <u>167,635,090</u>	
7. Valuation of Property that has Changed in Use during 2012	<u>432,553</u>	
8. Total Valuation Adjustment (Sum of 4, 5c, 6d & 7)	<u>171,602,697</u>	
9. Total Estimated Valuation July 1, 2012	<u>171,561,489</u>	
10. Total Valuation less Valuation Adjustment (9 minus 8)	<u>-41,208</u>	
11. Factor for Increase (8 divided by 10)	<u>0.00000</u>	
12. Amount of Increase (11 times 3)	+ \$ <u>0</u>	
13. Maximum Tax Levy, excluding debt service, without an Ordinance (3 plus 12)	\$ <u>2,575,613</u>	
14. Debt Service in this 2013 Budget	<u>5,702,620</u>	
15. Maximum levy, including debt service, without an Ordinance (13 plus 14)	<u>8,278,233</u>	

If the 2013 budget includes tax levies exceeding the total on line 15, you must adopt an ordinance to exceed this limit, publish the ordinance, and attach a copy of the published ordinance to this budget.

City of Junction City

2013

Allocation of Motor, Recreational, 16/20M Vehicle Tax & Slider

Budgeted Fund for 2012	Budget Tax Levy Amount for 2011	Allocation for Year 2013		
		MVT	RVT	16/20M Veh
General	706,530	62,869	504	740
Debt Service	5,949,772	529,436	4,247	6,231
Library	782,729	69,651	559	820
Economic Development	169,295	15,065	121	177
Capital Improvement	365,173	32,495	261	382
Utility Charges	41,663	3,707	30	44
Employee Benefit	370,990	33,012	265	389
Fire Equipment Reserve	139,233	12,390	99	146
TOTAL	8,525,385	758,625	6,086	8,929

County Treas Motor Vehicle Estimate	<u>758,625</u>		
County Treasurers Recreational Vehicle Estimate		<u>6,086</u>	
County Treasurers 16/20M Vehicle Estimate			<u>8,929</u>

Motor Vehicle Factor	<u>0.08898</u>		
Recreational Vehicle Factor		<u>0.00071</u>	
16/20M Vehicle Factor			<u>0.00105</u>

Schedule of Transfers

Expenditure Fund Transferred From:	Receipt Fund Transferred To:	Actual Amount for 2011	Current Amount for 2012	Proposed Amount for 2013	Transfers Authorized by Statute
Water/Wastewater	General Fund	200,000	970,000	970,000	KSA 12-825d
Storm Water	General Fund	10,000	32,500	32,500	KSA 12-825d
Special Highway	Debt Service	350,000	400,000	400,000	KSA10-1209
Storm Water	Debt Service	450,000	450,000	450,000	KSA10-1209
Solid Waste	General Fund	-	70,000	70,000	KSA 12-825d
	Totals	1,010,000	1,922,500	1,922,500	
	Adjustments				
	Adjusted Totals	1,010,000	1,922,500	1,922,500	

*Note: Adjustments are required only if the transfer is being made in 2012 and/or 2013 from a non-budgeted fund.

City of Junction City

2013

STATEMENT OF INDEBTEDNESS

Type of Debt	Date of Issue	Date of Retirement	Interest Rate %	Amount Issued	Beginning Amount Outstanding Jan 1, 2012	Date Due		Amount Due 2012		Amount Due 2013	
						Interest	Principal	Interest	Principal	Interest	Principal
General Obligation:											
Series DK	11/11/2001	9/1/2022	4.61	2,260,000	825,000	3/1	9/1	45,495	190,000	37,895	65,000
Series DL	9/22/2003	9/1/2023	4.31	6,150,000	3,200,000	3/1	9/1	137,930	255,000	129,260	240,000
Series DN	7/15/2004	9/1/2024	4.65	4,960,000	3,700,000	3/1	9/1	169,773	230,000	160,573	240,000
Series DO	6/15/2005	9/1/2025	4.93	6,000,000	4,620,000	3/1	9/1	232,200	255,000	220,725	265,000
Series DP	5/15/2007	9/1/2027	4.38	24,225,000	19,725,000	3/1	9/1	1,002,350	945,000	964,550	980,000
Series DQ	5/15/2008	9/1/2028	4.28	1,320,000	1,160,000	3/1	9/1	59,602	0	60,876	105,000
Series DR	5/15/2008	9/1/2028	5.63	10,265,000	9,230,000	3/1	9/1	546,700	335,000	527,438	360,000
Series DS	9/15/2008	9/15/2028	4.13	382,000	328,139	3/1	9/15	14,164	14,257	13,537	14,883
Series DT	10/27/2008	9/1/2024	5.25	1,995,000	1,709,574	3/1 - 9/1	3/1 - 9/1	93,712	100,113	88,387	105,438
Series DU	5/15/2009	9/1/2029	4.56	33,515,000	31,040,000	3/1	9/1	1,400,058	1,255,000	1,349,858	1,305,000
Series DW	5/1/2010	9/1/2031	4.13	33,220,000	31,700,000	3/1	9/1	1,236,794	1,230,000	1,212,194	1,250,000
Series DX	5/1/2010	9/1/2031	4.13	5,690,000	5,510,000	3/1	9/1	306,770	180,000	302,450	185,000
Series 2011 A	7/25/2011	9/1/2034	4.92	3,835,000	3,835,000	3/1 - 9/1	9/1	207,671	0	189,750	0
Series 2011 B	7/25/2011	9/1/2036	5.50	825,000	825,000	3/1 - 9/1	9/1	49,661	0	45,375	0
Series 2011 C	7/25/2011	9/1/2026	5.38	410,000	410,000	3/1 - 9/1	9/1	24,981	0	22,825	0
Total G.O. Bonds					117,817,713			5,527,861	4,989,370	5,325,693	5,115,321
Revenue Bonds:											
KDHE 1534 WW	3/1/2002	3/1/2022	3.52	3,849,275	1,592,329	3/1	9/1	59,969	147,999	50,828	153,255
KDHE 1694 WW	3/1/2007	9/1/2026	2.71	6,002,166	4,550,701	3/1	9/1	128,704	264,070	110,291	271,275
KDHE 2084 Water	8/1/2002	8/1/2022	4.45	744,293	406,509	2/1	9/1	19,219	33,719	16,310	35,237
DKHE 2494 Water	2/1/2011	8/1/2030	3.82	640,000	595,530	2/1	9/1	23,401	22,656	20,463	23,530
Series DP	5/15/2007	9/1/2027	4.38	4,205,000	3,400,000	3/1	9/1	176,000	165,000	169,400	175,000
Series DQ	5/15/2008	9/1/2028	4.28	1,950,000	1,790,000	3/1	9/1	76,255	45,000	73,068	75,000
Series DV	5/21/2009	9/1/2017	2.97	5,765,000	5,135,041	3/1	9/1	144,763	725,000	123,013	745,000
Total Revenue Bonds					17,470,110			628,311	1,403,444	563,373	1,478,297
Other:											
IRB - Ventria	8/4/2005	5/4/2015	5.50	1,500,000	280,904	Quarterly	Quarterly	31,067	165,401	21,695	174,774
IRB Ventria	11/17/2007	12/1/2012	5.15	5,260,000	1,166,779	Monthly	Monthly	32,804	1,166,779	0	0
IRB - Call Center Bldg	10/16/2007	12/1/2022	4.25	4,675,000	4,007,302	Monthly	Monthly	174,646	187,108	166,595	195,158
KDOT 027	8/1/2006	8/1/2017	3.82	3,000,000	1,398,404	2/1	8/1	64,162	262,802	50,483	273,984
KDOT 067	10/1/2007	8/1/2027	3.92	6,000,000	4,947,198	2/1	8/1	203,731	250,003	181,563	259,803
KDOT 072	1/15/2008	8/1/2027	3.77	6,000,000	4,900,879	2/1	8/1	194,311	253,257	172,511	262,805
KDOT 103	8/1/2011	8/1/2029	3.51	106,643	96,745	2/1	8/1	3,791	4,057	3,396	4,210
KDOT 107	8/1/2028	8/1/2029	3.51	479,634	435,412	2/1	8/1	17,052	18,904	15,283	18,775
KDOT 109	12/2/2008	8/1/2028	4.36	3,710,843	3,274,505	2/1	8/1	148,859	139,694	134,583	145,784
KDOT 121	8/1/2011	8/1/2029	3.40	424,735	385,474	2/1	8/1	14,661	16,176	13,107	16,767
Total Other					20,893,602			885,084	2,464,181	759,216	1,352,060
Total Indebtedness					156,181,425			7,041,256	8,856,995	6,648,282	7,945,678

STATEMENT OF CONDITIONAL LEASE-PURCHASE AND CERTIFICATE OF PARTICIPATION*

Item Purchased	Contract Date	Term of Contract (Months)	Interest Rate %	Total Amount Financed (Beginning Principal)	Principal Balance On Jan 1, 2012	Payments Due 2012	Payments Due 2013
Airport Hangar	4/28/2003	180	5.49	220,100	117,448	21,732	21,732
Ambulance 2009	4/1/2009	60	3.65	137,724	43,690	30,385	30,385
Pub Works/Amb/Police/Eng/Cd	7/20/2012	84	2.90	1,614,402	1,614,402	175,166	350,332
Park - Luis Nater Bldg	6/28/2005	120	5.80	325,000	159,808	42,263	42,268
Police Vehicles (last year)	3/18/2009	48	3.95	219,376	85,876	59,527	29,764
Police Software	3/18/2009	48	3.94	314,776	100,451	69,623	69,623
Golf Equipment	3/10/2009	48	4.75	15,185	5,348	4,278	1,070
Debt Fund:							
Land - Industrial Park	4/12/2006	76	6.71	769,900	414,496	106,752	97,453
Land & Bldg - Spin City	3/1/2009	120	4.45	840,000	645,777	104,615	104,615
Land - Elmdale & Airport	1/1/2003	180	4.34	800,000	276,590	99,191	99,191
Certificate of Participation:							
Bluffs RHID Project	12/15/2006	180	4.00	4,475,000	3,625,000	489,488	485,888
				Totals	7,088,886	1,203,020	1,332,321

***If you are merely leasing/renting with no intent to purchase, do not list--such transactions are not lease-purchases.

FUND PAGE - GENERAL

[illegible]

95

City of Junction City

2013

Adopted Budget General Fund - Detail Page 1	Prior Year Actual for 2011	Current Year Estimate for 2012	Proposed Budget Year for 2013
Expenditures:			
ADMINISTRATION (03)			
Salaries	254,706	374,066	205,322
Commodities	12,099	17,200	17,450
Contractual	1,106,799	540,950	548,703
Capital Outlay	0	1,200	3,000
Total	1,373,604	933,416	774,475
INFORMATION SYSTEMS (02)			
Salaries	87,504	0	0
Commodities	21,750	7,700	93,680
Contractual	52,655	69,054	110,290
Capital Outlay	0	34,400	0
Total	161,909	111,154	203,970
BUILDING MAINTENCE (05)			
Salaries	0	0	96,484
Commodities	12	7,000	29,380
Contractual	30,241	28,000	46,320
Capital	0	0	0
Total	30,253	35,000	172,184
PARKS (08)			
Salaries	256,852	322,298	336,439
Commodities	42,087	71,922	75,379
Contractual	140,256	234,572	219,171
Capital Outlay	10,585	45,668	96,468
Total	449,780	674,460	727,457
SWIMMING POOL (11)			
Salaries	81,710	106,947	112,804
Commodities	38,931	50,660	48,740
Contractual	4,236	25,332	24,806
Capital Outlay	0	29,375	29,375
Total	124,877	212,314	215,725
AIRPORT (14)			
Salaries	0	0	0
Commodities	0	0	0
Contractual	38,288	51,500	57,300
Capital Outlay	121,585	21,735	67,735
	0	0	
Total	159,873	73,235	125,035
GOLF COURSE (17)			
Salaries	114,913	255,454	246,529
Commodities	0	115,865	145,380
Contractual	0	117,124	124,941
Capital Outlay	0	24,518	58,470
Total	114,913	512,961	575,320
AMBULANCE (18)			
Salaries	1,138,038	1,193,138	1,271,099
Commodities	78,136	90,751	114,871
Contractual	587,513	615,514	678,983
Capital Outlay	58,454	224,753	72,585
Total	1,862,141	2,124,156	2,137,538
PLANNING/ZONING ((20)			
Salaries	0	0	0
Commodities	1,790	5,402	9,020
Contractual	7,690	20,160	36,620
Capital Outlay	0	0	0
Total	9,480	25,562	45,640
Page 1 - Total	4,286,830	4,702,258	4,977,344

Adopted Budget General Fund - Detail Page 2	Prior Year Actual for 2011	Current Year Estimate for 2012	Proposed Budget Year for 2013
Expenditures:			
ENGINEERING (21)			
Salaries	81,899	65,611	68,073
Commodities	3,849	3,000	8,400
Contractual	1,605	62,069	22,200
Capital Outlay	0	33,400	5,000
Total	87,353	164,080	103,673
CODES/INSPECTION (22)			
Salaries	151,162	127,877	135,532
Commodities	7,105	9,500	11,850
Contractual	17,749	21,969	60,950
Capital Outlay	4,248	27,200	5,000
Total	180,264	186,546	213,332
LAW ENFORCEMENT (23)			
Salaries	3,830,708	3,915,035	4,040,463
Commodities	581,729	590,300	631,086
Contractual	213,443	376,805	310,999
Capital Outlay	132,399	90,427	419,587
Total	4,758,279	4,972,567	5,402,135
FIRE DEPARTMENT (24)			
Salaries	1,901,290	2,144,174	2,289,362
Commodities	50,976	67,065	85,696
Contractual	23,612	50,648	56,177
Capital Outlay	0	3,000	5,700
Total	1,975,878	2,264,887	2,436,935
STREET (25)			
Salaries	0	24,940	572,479
Commodities	1,900	0	325,600
Contractual	1,561,445	2,370,000	635,700
Capital Outlay	0	275,000	650,000
Total	1,563,345	2,669,940	2,183,779
MUNICIPAL COURT (30)			
Salaries	246,510	245,654	235,932
Commodities	2,595	2,450	6,100
Contractual	31,448	51,918	175,524
Capital Outlay	0	6,000	0
Total	280,553	306,022	417,556
OPERA HOUSE (40)			
Salaries	60,981	63,277	92,479
Commodities	0	0	5,450
Contractual	52,335	60,374	166,994
Capital Outlay	0	0	12,000
Total	113,316	123,651	276,923
RECREATION (48)			
Salaries	147,738	89,682	107,838
Commodities	5,074	13,755	15,844
Contractual	10,651	57,762	64,366
Capital Outlay	5,408	13,400	1,000
Total	168,871	174,599	189,048
OTHER SERVICES			
County Health Dept. Interlocal Agm	163,609	163,500	109,000
			0
Cemetery Grant	75,000	75,000	60,000
Animal Shelter Interlocal Agreement	104,102	100,000	110,000
Military Affairs Grant	0	22,000	40,000
Total	342,711	360,500	319,000
Page 2 -Total	9,470,570	11,222,792	11,542,381
Page 1- Total	4,286,830	4,702,258	4,977,344
Grand Total	13,757,400	15,925,050	16,519,725

(Note: Should agree with general sub-totals.)

City of Junction City

2013

FUND PAGE FOR FUNDS WITH A TAX LEVY

Adopted Budget Debt Service	Prior Year Actual for 2011	Current Year Estimate for 2012	Proposed Budget Year for 2013
Unencumbered Cash Balance Jan 1	2,063,777	2,545,612	723,628
Receipts:			
Ad Valorem Tax	2,584,493	5,949,772	xxxxxxxxxxxxxxxx
Delinquent Tax	108,658	65,000	75,000
Motor Vehicle Tax	307,916	256,709	529,436
Recreational Vehicle Tax	2,453	2,267	4,247
16/20M Vehicle Tax	2,699	1,776	6,231
Special Assessments	2,258,286	1,900,000	1,900,000
Intergovernmental	150,000	150,000	150,000
Transfer In - Storm Water & Spec Highway	800,000	850,000	850,000
Sales Tax	3,032,972	3,600,000	3,600,000
IRB Rent	86,526	533,492	533,000
Bond Proceeds - Refinance of Bonds	4,427,075		
Interest on Idle Funds	0	5,000	5,000
Miscellaneous	60,391		
Does miscellaneous exceed 10% Total Rec			
Total Receipts	13,821,469	13,314,016	7,652,914
Resources Available:	15,885,246	15,859,628	8,376,542
Expenditures:			
General Obligation Bonds P & I	9,837,047	10,517,231	10,441,014
IRB/Econ Development P & I	1,416,417	1,757,805	585,649
KDOT Loans P & I and Service Fees	1,412,180	1,590,650	1,591,651
Debt on Land & Buildings	43,589	310,580	301,259
RHID Debt Payment		546,500	191,000
Transfer Out (Audit Adj to W&S)	360,815		
Debt Reserve	0	199,687	300,000
Neighborhood Revitalization Rebate	194,216	213,547	397,036
Miscellaneous	75,370		0
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	13,339,634	15,136,000	13,807,609
Unencumbered Cash Balance Dec 31	2,545,612	723,628	xxxxxxxxxxxxxxxx
2011/2012 Budget Authority Amount:	13,586,862	15,136,000	xxxxxxxxxxxxxxxx
Non-Appropriated Balance			
Total Expenditure/Non-Appr Balance			13,807,609
Tax Required			5,431,067
Delinquent Comp Rate: 5.0%			271,553
Amount of 2012 Ad Valorem Tax			5,702,620

Adopted Budget Library	Prior Year Actual for 2011	Current Year Estimate for 2012	Proposed Budget Year for 2013
Unencumbered Cash Balance Jan 1	(27,337)	-20,834	15,785
Receipts:			
Ad Valorem Tax	726,435	782,729	xxxxxxxxxxxxxxxx
Delinquent Tax	21,262	0	0
Motor Vehicle Tax	55,220	72,154	69,651
Recreational Vehicle Tax	440	637	559
16/20M Vehicle Tax	528	499	820
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	803,885	856,019	71,030
Resources Available:	776,548	835,185	86,815
Expenditures:			
Operation Expenses	742,792	759,378	760,000
Neighborhood Revitalization Rebate	54,590	60,022	53,093
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	797,382	819,400	813,093
Unencumbered Cash Balance Dec 31	-20,834	15,785	xxxxxxxxxxxxxxxx
2011/2012 Budget Authority Amount:	946,505	819,400	xxxxxxxxxxxxxxxx
Non-Appropriated Balance			
Total Expenditure/Non-Appr Balance			813,093
Tax Required			726,278
Delinquent Comp Rate: 5.0%			36,314
Amount of 2012 Ad Valorem Tax			762,592

See Tab B

City of Junction City

2013

FUND PAGE FOR FUNDS WITH A TAX LEVY

Adopted Budget	Prior Year	Current Year	Proposed Budget
Economic Development	Actual for 2011	Estimate for 2012	Year for 2013
Unencumbered Cash Balance Jan 1	57,650	71,330	32,543
Receipts:			
Ad Valorem Tax	166,642	169,295	xxxxxxxxxxxxxxxx
Delinquent Tax	3,356	16,554	10,000
Motor Vehicle Tax	1,865	146	15,065
Recreational Vehicle Tax	17	115	121
16/20M Vehicle Tax	152		177
Geary County Contribution	106,000	106,000	0
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	278,032	292,110	25,363
Resources Available:	335,682	363,440	57,906
Expenditures:			
Personnel	76,811	185,381	
Commodities	105,936	4,500	
Contract Services	48,632	83,336	208,550
Capital Outlay	5,045	4,400	
Econ Dev Intergov't Agreement	0	39,510	
Bad Debt	27,928		
Neighborhood Revitalization Rebate		13,770	11,881
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	264,352	330,897	220,431
Unencumbered Cash Balance Dec 31	71,330	32,543	xxxxxxxxxxxxxxxx
2011/2012 Budget Authority Amount:	298,914	330,897	xxxxxxxxxxxxxxxx
	Non-Appropriated Balance		
	Total Expenditure/Non-Appr Balance		
			220,431
	Tax Required		
			162,525
Delinquent Comp Rate:	5.0%		
Amount of 2012 Ad Valorem Tax			8,126
			170,651

Adopted Budget	Prior Year	Current Year	Proposed Budget
Capital Improvement	Actual for 2011	Estimate for 2012	Year for 2013
Unencumbered Cash Balance Jan 1	-1,411,161	-686,335	78,838
Receipts:			
Ad Valorem Tax	0	365,173	xxxxxxxxxxxxxxxx
Delinquent Tax	69,219		
Motor Vehicle Tax	161,184		0
Recreational Vehicle Tax	1,292		0
16/20M Vehicle Tax	2,197		0
Economic Develop Incentive Refunds	487,234	400,000	
Grant Proceeds	3,700		
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	724,826	765,173	0
Resources Available:	-686,335	78,838	78,838
Expenditures:			
Capital			78,838
Neighborhood Revitalization Rebate			0
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	0	0	78,838
Unencumbered Cash Balance Dec 31	-686,335	78,838	xxxxxxxxxxxxxxxx
2011/2012 Budget Authority Amount:	288,577	0	xxxxxxxxxxxxxxxx
	Non-Appropriated Balance		
	Total Expenditure/Non-Appr Balance		
			78,838
	Tax Required		
			0
Delinquent Comp Rate:	5.0%		
Amount of 2012 Ad Valorem Tax			0
			0

See Tab B

City of Junction City

2013

FUND PAGE FOR FUNDS WITH A TAX LEVY

Adopted Budget Utility Charges	Prior Year Actual for 2011	Current Year Estimate for 2012	Proposed Budget Year for 2013
Unencumbered Cash Balance Jan 1	-208,360	-79,330	0
Receipts:			
Ad Valorem Tax	39,192	41,663	xxxxxxxxxxxxxxxxxxxx
Delinquent Tax	24,578	3,886	
Motor Vehicle Tax	58,773	34	0
Recreational Vehicle Tax	469	27	0
16/20M Vehicle Tax	668		0
Transfer In		36,952	
Interest on Idle Funds			
Miscellaneous	8,296		
Does miscellaneous exceed 10% Total Receipts			
Total Receipts	131,976	82,562	0
Resources Available:	-76,384	3,232	0
Expenditures:			
Neighborhood Revitalization Rebate	2,946	3,232	0
Miscellaneous			
Does miscellaneous exceed 10% Total Expenditures			
Total Expenditures	2,946	3,232	0
Unencumbered Cash Balance Dec 31	-79,330	0	xxxxxxxxxxxxxxxxxxxx
2011/2012 Budget Authority Amount:	199,045	3,232	xxxxxxxxxxxxxxxxxxxx
	Non-Appropriated Balance		
	Total Expenditure/Non-Appr Balance		
	Tax Required		
	Delinquent Comp Rate: 5.0%		
	Amount of 2012 Ad Valorem Tax		

See Tab B

Adopted Budget Employee Benefit	Prior Year Actual for 2011	Current Year Estimate for 2012	Proposed Budget Year for 2013
Unencumbered Cash Balance Jan 1	-785,922	-151,627	27,279
Receipts:			
Ad Valorem Tax	580,006	370,990	xxxxxxxxxxxxxxxxxxxx
Delinquent Tax	42,766	57,603	
Motor Vehicle Tax	114,490	509	0
Recreational Vehicle Tax	908	399	0
16/20M Vehicle Tax	639		0
Retiree Health Insurance Reimbursement	138,864		
Employee Contribution	92		
Safety Dividends	40,649		
Interest on Idle Funds			
Miscellaneous	0		
Does miscellaneous exceed 10% Total Receipts			
Total Receipts	918,414	429,501	0
Resources Available:	132,492	277,874	27,279
Expenditures:			
Employee Benefits	154,242		
Workers Compensation Insurance	56,293	170,000	
Bad Debt Expense	-5,947		
Unemployment Insurance	15,227	32,677	
Neighborhood Revitalization Rebate	43,585	47,918	0
Miscellaneous	20,719		
Does miscellaneous exceed 10% Total Expenditures			
Total Expenditures	284,119	250,595	0
Unencumbered Cash Balance Dec 31	-151,627	27,279	xxxxxxxxxxxxxxxxxxxx
2011/2012 Budget Authority Amount:	138,724	250,595	xxxxxxxxxxxxxxxxxxxx
	Non-Appropriated Balance		
	Total Expenditure/Non-Appr Balance		
	Tax Required		
	Delinquent Comp Rate: 5.0%		
	Amount of 2012 Ad Valorem Tax		

See Tab B

City of Junction City

2013

FUND PAGE FOR FUNDS WITH A TAX LEVY

Adopted Budget	Prior Year	Current Year	Proposed Budget
Fire Equipment Reserve	Actual for 2011	Estimate for 2012	Year for 2013
Unencumbered Cash Balance Jan 1	199	33,002	31,100
Receipts:			
Ad Valorem Tax	129,456	139,233	xxxxxxxxxxxxxxxx
Delinquent Tax	3,350	12,856	5,000
Motor Vehicle Tax	6,847	114	12,390
Recreational Vehicle Tax	55	89	99
16/20M Vehicle Tax	63		146
Vending Machine Sales	56		50
Donations	5,088		
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	144,915	152,292	17,685
Resources Available:	145,114	185,294	48,785
Expenditures:			
Commodities		10,000	20,000
Contract Services		0	0
Capital Outlay	3,977	133,500	143,500
Lease/Purchase	98,407		
Neighborhood Revitalization Rebate	9,728	10,694	9,046
Miscellaneous			0
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	112,112	154,194	172,546
Unencumbered Cash Balance Dec 31	33,002	31,100	xxxxxxxxxxxxxxxx
2011/2012 Budget Authority Amount:	0	154,194	xxxxxxxxxxxxxxxx
		Non-Appropriated Balance	
See Tab A		Total Expenditure/Non-Appr Balance	172,546
		Tax Required	123,761
Delinquent Comp Rate:	5.0%		6,188
Amount of 2012 Ad Valorem Tax			129,949

Adopted Budget	Prior Year	Current Year	Proposed Budget
0	Actual for 2011	Estimate for 2012	Year for 2013
Unencumbered Cash Balance Jan 1		0	0
Receipts:			
Ad Valorem Tax		0	xxxxxxxxxxxxxxxx
Delinquent Tax			
Motor Vehicle Tax			
Recreational Vehicle Tax			
16/20M Vehicle Tax			
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	0	0	0
Resources Available:	0	0	0
Expenditures:			
Neighborhood Revitalization Rebate			
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	0	0	0
Unencumbered Cash Balance Dec 31	0	0	xxxxxxxxxxxxxxxx
2011/2012 Budget Authority Amount:	0	0	xxxxxxxxxxxxxxxx
		Non-Appropriated Balance	
		Total Expenditure/Non-Appr Balance	0
		Tax Required	0
Delinquent Comp Rate:	5.0%		0
Amount of 2012 Ad Valorem Tax			0

City of Junction City

2013

FUND PAGE FOR FUNDS WITH NO TAX LEVY

Adopted Budget Special Highway	Prior Year Actual for 2011	Current Year Estimate for 2012	Proposed Budget Year for 2013
Unencumbered Cash Balance Jan 1	166,306	409,923	205,293
Receipts:			
State of Kansas Gas Tax	577,895	490,370	607,790
County Transfers Gas	0	0	0
Revolving Loan Proceeds	50,443		
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	628,338	490,370	607,790
Resources Available:	794,644	900,293	813,083
Expenditures:			
Commodities	0	0	
Contract Services	34,721	295,000	325,000
Capital Outlay	0	0	
Transfer Out to Debt Service	350,000	400,000	400,000
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	384,721	695,000	725,000
Unencumbered Cash Balance Dec 31	409,923	205,293	88,083
2011/2012 Budget Authority Amount:	539,142	695,000	

Adopted Budget

Drug & Alcohol	Prior Year Actual for 2011	Current Year Estimate for 2012	Proposed Budget Year for 2013
Unencumbered Cash Balance Jan 1	109,747	120,042	68,093
Receipts:			
Liquor Tax	81,222	85,410	79,837
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	81,222	85,410	79,837
Resources Available:	190,969	205,452	147,930
Expenditures:			
Personnel	68,067	67,359	71,439
Commodities	0	40,000	30,000
Contract Services	2,860	30,000	35,000
Capital Outlay		0	0
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	70,927	137,359	136,439
Unencumbered Cash Balance Dec 31	120,042	68,093	11,491
2011/2012 Budget Authority Amount:	107,359	117,359	

See Tab C

City of Junction City

2013

FUND PAGE FOR FUNDS WITH NO TAX LEVY

Adopted Budget Special Law Enforcement	Prior Year Actual for 2011	Current Year Estimate for 2012	Proposed Budget Year for 2013
Unencumbered Cash Balance Jan 1	147,828	263,319	244,937
Receipts:			
Drug Forfeitures	472,334	100,000	100,000
Court Feed for Training		48,000	
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	472,334	148,000	100,000
Resources Available:	620,162	411,319	344,937
Expenditures:			
Personnel	18,338	18,382	18,984
Commodities	321,882	100,000	100,000
Contract Services	5,268	48,000	40,000
Capital Outlay	11,355	0	160,000
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	356,843	166,382	318,984
Unencumbered Cash Balance Dec 31	263,319	244,937	25,953
2011/2012 Budget Authority Amount:	166,382	166,382	

See Tab A

Adopted Budget

Water & Wastewater	Prior Year Actual for 2011	Current Year Estimate for 2012	Proposed Budget Year for 2013
Unencumbered Cash Balance Jan 1	-324,372	2,634,099	3,287,785
Receipts:			
Charges for Water Utility Services	8,527,278	4,500,000	4,950,000
Charges for Wastewater Utility Services		4,124,000	5,450,000
Transfer In - Bond Proceeds/Audit	360,815		
Interest on Idle Funds			
Miscellaneous	226,215	200,000	
Does miscellaneous exceed 10% Total Rec			
Total Receipts	9,114,308	8,824,000	10,400,000
Resources Available:	8,789,936	11,458,099	13,687,785
Expenditures:			
Personnel	675,065	697,956	1,202,122
Commodities	202,931	74,700	226,300
Contract Services	4,023,730	4,310,704	4,054,273
Capital Outlay	133,467	76,400	2,424,550
Bond & Interest	661,656	2,040,554	2,060,203
Transfer Out to General Fund	200,000	970,000	970,000
Cost of Bond Issuance	258,988		
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	6,155,837	8,170,314	10,937,448
Unencumbered Cash Balance Dec 31	2,634,099	3,287,785	2,750,337
2011/2012 Budget Authority Amount:	7,330,179	8,170,314	

City of Junction City

2013

FUND PAGE FOR FUNDS WITH NO TAX LEVY

Adopted Budget Storm Water	Prior Year Actual for 2011	Current Year Estimate for 2012	Proposed Budget Year for 2013
Unencumbered Cash Balance Jan 1	642,473	757,831	541,121
Receipts:			
Charges for Utility Services	836,449	450,000	800,000
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	836,449	450,000	800,000
Resources Available:	1,478,922	1,207,831	1,341,121
Expenditures:			
Personnel	0	44,210	73,549
Commodities	2,832	18,500	31,500
Contract Services	168,259	121,500	550,000
Capital Outlay	0	0	0
Transfer to Debt Service	550,000	450,000	450,000
Transfer To General Fund	0	32,500	32,500
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	721,091	666,710	1,137,549
Unencumbered Cash Balance Dec 31	757,831	541,121	203,572
2011/2012 Budget Authority Amount:	875,000	666,710	

Adopted Budget

Solid Waste	Prior Year Actual for 2011	Current Year Estimate for 2012	Proposed Budget Year for 2013
Unencumbered Cash Balance Jan 1	-164,425	-146,674	0
Receipts:			
Charges for Utility Services	1,374,267	1,440,000	1,423,120
Billing Fee From Veolia	82,860	39,000	0
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	1,457,127	1,479,000	1,423,120
Resources Available:	1,292,702	1,332,326	1,423,120
Expenditures:			
Personnel	59,961	72,254	401,016
Commodities	0	14,000	111,100
Contract Services	1,379,415	1,242,872	557,025
Capital Outlay	0	3,200	168,500
Transfer Out to General Fund	0	0	70,000
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	1,439,376	1,332,326	1,307,641
Unencumbered Cash Balance Dec 31	-146,674	0	115,479
2011/2012 Budget Authority Amount:	1,525,238	1,576,474	

See Tab B

City of Junction City

2013

FUND PAGE FOR FUNDS WITH NO TAX LEVY

Adopted Budget Spin City	Prior Year Actual for 2011	Current Year Estimate for 2012	Proposed Budget Year for 2013
Unencumbered Cash Balance Jan 1	266	5,155	25,591
Receipts:			
Charges for Services	143,004	169,750	175,250
Intergovernmental	66,000	71,500	66,000
Interest on Idle Funds			
Miscellaneous	4,351		
Does miscellaneous exceed 10% Total Rec			
Total Receipts	213,355	241,250	241,250
Resources Available:	213,621	246,405	266,841
Expenditures:			
Personnel	115,113	125,946	130,092
Commodities	20,212	32,800	39,994
Contract Services	12,116	37,068	41,534
Capital Outlay	61,025	25,000	25,000
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	208,466	220,814	236,620
Unencumbered Cash Balance Dec 31	5,155	25,591	30,221
2011/2012 Budget Authority Amount:	515,270	220,814	

Adopted Budget

Bluffs RHID	Prior Year Actual for 2011	Current Year Estimate for 2012	Proposed Budget Year for 2013
Unencumbered Cash Balance Jan 1	0	0	0
Receipts:			
Ad Valorem Taxes	296,777	295,000	295,000
Interest on Idle Funds	439		
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	297,216	295,000	295,000
Resources Available:	297,216	295,000	295,000
Expenditures:			
Bond Principal & Interest	297,216	295,000	295,000
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	297,216	295,000	295,000
Unencumbered Cash Balance Dec 31	0	0	0
2011/2012 Budget Authority Amount:	283,908	295,000	

See Tab A

City of Junction City

2013

FUND PAGE FOR FUNDS WITH NO TAX LEVY

Adopted Budget CDBG Revolving Loan	Prior Year Actual for 2011	Current Year Estimate for 2012	Proposed Budget Year for 2013
Unencumbered Cash Balance Jan 1	266,399	336,623	149,842
Receipts:			
Loan Proceeds	69,129	63,219	70,000
Interest on Idle Funds			
Miscellaneous	1095		
Does miscellaneous exceed 10% Total Rec			
Total Receipts	70,224	63,219	70,000
Resources Available:	336,623	399,842	219,842
Expenditures:			
Loan Awards		250,000	200,000
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	0	250,000	200,000
Unencumbered Cash Balance Dec 31	336,623	149,842	19,842
2011/2012 Budget Authority Amount:	487,488	350,000	

Adopted Budget

Rolling Meadows Golf	Prior Year Actual for 2011	Current Year Estimate for 2012	Proposed Budget Year for 2013
Unencumbered Cash Balance Jan 1	-56,243	0	0
Receipts:			
Charges for Services	378,200	0	
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	378,200	0	0
Resources Available:	321,957	0	0
Expenditures:			
Personnel	138,768		
Commodities	111,306		
Contract Services	39,629		
Capital	31,754		
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	321,457	0	0
Unencumbered Cash Balance Dec 31	500	0	0
2011/2012 Budget Authority Amount:	0	0	

See Tab A

Backup material for agenda item:

- b. Consideration of Resolution R-2660 conditionally accepting offer to purchase land from Aging Well, Inc.

City of Junction City

City Commission

Agenda Memo

August 7, 2012

From: Katie Logan, City Attorney
To: City Commission & Gerry Vernon, City Manager
Subject: Resolution of Intent regarding Aging Well Offer to Purchase Land

Objective: Consideration of offer by Aging Well, Inc. to purchase property contingent upon mutually satisfactory purchase agreement and development agreement between the City and Aging Well, Inc.

Explanation of Issue: At the City's June 19 meeting, Aging Well, Inc. requested the consideration of Resolution of Intent R-2660 to donate approximately 27.5 acres in South Park to Aging Well for the purpose of developing an assisted living facility. Vic Davis, on behalf of AgingWell, Inc., has indicated that this conditional commitment is necessary in order for Aging Well to apply for a loan from USDA to assist in the financing of the facility.

The Governing Body tabled Resolution R-2660 at the June 19 meeting.

By letter dated July 18, 2012, a copy of which is attached to this Resolution, Aging Well made an offer to the City to purchase the 19.3 Acre Tract for the sum of \$68,500.

The attached Resolution R-2660 is a revised Resolution of Intent conditionally accepting that offer and authorizing City staff to work with Aging Well to finalize a contract and a development agreement. The conditions are specified in the Resolution and are as follows:

- i. \$4,500 per acre purchase price, totaling \$68,500, payable with interest at 4% per annum over a ten (10) year period in monthly installments, with a right to prepay at any time;
- ii. The purchase will be contingent on Aging Well receiving permanent financing and third party donation of necessary equity funds and any and all other necessary approvals for Aging Well to construct the proposed facility.
- iii. The lien for the purchase price will be subordinate to the construction financing lien to the construction lender;

iv. Aging Well will pay surveying, platting and related site development expenses, and such other expenses as agreed to by the parties;

v. As a condition to closing, the City and Aging Well shall have entered into a mutually acceptable Development Agreement which will include provisions for payment in lieu of taxes, restrictions on the use of land, completion timetables, estimated size of the facility, use of local contractors, supplies and materials whenever possible and operation and other similar terms and conditions, and such other matters as the parties determine in their discretion;

vi. Aging Well will pay the costs of surveying, platting, subdividing, recording, title insurance, fees of the City Attorney associated with this project and any other fees and expenses of acquiring the land; and

vii. such other matters as the parties determine in their discretion.

Budget Impact: \$68,500 Income to City for Purchase Price. Costs of completing purchase assumed by Aging Well

Alternatives:

1. Approve Resolution R-2660
2. Disapprove Resolution R-2660
3. Table the request.

Recommendation: None

Suggested Motion:

Move to Approve Resolution R-2660

Enclosures:

Resolution R-2660

Offer to Purchase

Depiction 19.3 acres (p. 1 of 2)



[illegible]



July 18, 2012

Hand Delivered

Mr. Gerry Vernon, City Manager
700 N. Jefferson
Junction City, KS 66441

Re: Aging Well, Inc./South Park Land

Dear Gerry:

Please consider this letter to be a formal offer on the part of Aging Well, Inc. ("AW") to purchase approximately 19.3 acres of land owned by the City in South Park. The acreage we are seeking to buy is identical to the tract we discussed at a recent City Commission meeting except that we have removed the approximate four acres on which a playground, concession building and some of the walking trails are located. This reduces the acreage we are seeking to purchase to about 19.3 acres, more or less. We will provide precise legal descriptions as and when needed.

AW obtained a title report on this land which showed that it was acquired by the City in a condemnation action in 1976 to establish or expand South Park. In March of this year, Katie Logan indicated that the City acquired the full fee title for consideration and State law is clear that the City has full legal right to use the property as it sees fit, including sell it.

AW offers to acquire the 19.3 or so acres as follows:

1. The land would be used only for AW to construct, own and operate a not-for-profit senior living campus and facility.
2. The purchase would be contingent upon AW receiving permanent financing and third party donations of necessary equity funds and any and all other necessary approvals for AW to be in a position to construct the facility.
3. Of the 19.3 acres, approximately four acres are not useable because of power transmission lines. That four acres would be used for street construction purposes. The purchase price we are offering is based upon useable acreage of about 15.3 acres.

4. AW offers \$4,500 per acre for a total purchase price of \$68,850.
5. AW would enter into a contract to pay the purchase price, together with interest at the rate of 4% per annum, over a period of ten years, providing for monthly payments.
6. AW would request that the obligation would be an unsecured note or subordinated to the lien of USDA. AW would like the privilege to prepay the obligation at any time without penalty.
7. AW would agree to make a payment in lieu of taxes, in addition to purchasing the land, in such amount as would be agreed upon and set out in a development agreement that would be entered into between AW and the City.
8. AW would pay surveying, platting and related site development expenses
9. The terms and conditions of the development agreement would need to be negotiated between AW and the City, but would include items such as the payment in lieu of taxes, restrictions on use of the land, completion timetables, estimated size of the facility, use of local contractors, supplies and materials wherever possible and operation, and other similar terms and conditions

If the City is amenable to this sale, we would ask that the City adopt a resolution to this effect and the resolution can contain conditions such as arriving at a payment in lieu of tax amount, execution of a satisfactory development agreement, and purchase contract and those matters. At this point, AW just needs a commitment as to a definite site so that we can process a final loan application with USDA.

We have been asked why a non-profit entity rather than for-profit. Junction City presently has three for-profit senior living facilities. Two that have been here for some time and the new effort being undertaken by Justin Hoover and called Spruce Suites. Communities of our size generally have a mix of both profit and non-profit senior living facilities. For-profit senior housing tends to happen in larger communities where there are more bodies to fill beds. The trend for smaller communities is non-profit endeavors sponsored by local churches, groups of citizens or in some cases national church affiliated endeavors, such as Via Christi. Our market study shows there is a present need for additional facilities and options for senior living in the community and this need will only grow as does our community and baby boomers begin reaching retirement age and beyond. At the present time there are 175 not-for-profit senior living facilities in Kansas.

Mr. Gerry Vernon
July 18, 2012
Page 3

AW is not out to compete with, but compliment, the other existing facilities. It is our goal to form a network of local senior living facilities that will go a long way in keeping our seniors here and stopping the migration to outlying communities. Seniors who live in Junction City will bank here, shop here, use local doctors and the hospital and continue to be a part of our community.

Not only is this kind of facility needed, it will be a new business for Junction City. Our initial plans call for a 15-bed full nursing care facility and 12 assisted living units with all of the amenities, such as dining facilities, recreation facilities and the like. The total cost of this, exclusive of land, is about \$3.9 million. We also plan to offer and market independent living duplexes that residents would purchase and this could be another \$1.8 million in construction. We are committed to using local contractors and tradesmen, supplies and materials wherever possible. The facility will be built to accommodate future expansion. The facility will employ initially 35 persons with a broad range of salaries and skills needed. The annual operating budget will be approximately \$2.5 million initially and again we are committed to local purchases as much as possible.

Finally, we think this facility will compliment and strengthen South Park and that part of town in general. With The Bluffs under new ownership and management, the Dick Edwards facility apparently moving forward, and with the addition of this facility, we could see retail shops such as restaurants and the like being built in that general area. We need to remember that the old view of nursing homes where people are immobile and out of touch is becoming less and less than norm. We are living longer, staying healthier, and a lot of times retiring earlier. Seniors move into senior communities for a variety of reasons, including friendship, activities, security, and home maintenance-free living. We think it's important that Junction City be a part of offering this kind of opportunity to its senior citizens.

We look forward to working with the City on this project.

Very truly yours,



Victor A. Davis, Jr.

VAD/gh

cc: Katie Logan, City Attorney (via email)

RESOLUTION NO. R-2660

A RESOLUTION OF INTENT BY THE CITY OF JUNCTION CITY, KANSAS TO CONDITIONALLY ACCEPT OFFER FROM AGING WELL, INC., A KANSAS NOT FOR PROFIT CORPORATION, TO PURCHASE PROPERTY

WHEREAS, the City of Junction City ("City") owns and operates an approximately 90 acre public park in the southwest area of the City commonly known as South Park;

WHEREAS, the Governing Body has determined that approximately 19.3 acres in South Park, and depicted on Exhibit A attached to this Resolution (the "19.3 Acre Tract") is underutilized and can be replaced with other property for park purposes;

WHEREAS, pursuant to funding commitments made by the City in connection with the acquisition of South Park, the City may not convey the 19.3 Acre Tract to a third party without the approval of the Kansas Department of Wildlife and Parks and the National Park Service, which approval is conditioned, in part, on replacing the 19.3 Acre Tract with other property to be operated as a public park;

WHEREAS, the Helland Trust has conditionally donated approximately 58 acres of land to the City for park purposes, which the City is considering accepting for use as a replacement park;

WHEREAS, the Governing Body has determined that there is a need for additional senior living facilities within the City, and that such facilities will not only provide a needed service to the community, but will also provide an economic benefit to the City through the creation of jobs and other positive economic impact; and

WHEREAS, Aging Well, Inc., a Kansas not for profit corporation recognized under Section 501(c)(3) of the Internal Revenue Code of 1954 ("Aging Well") plans to build a senior living facility within the City if it can acquire the property and financing; and

WHEREAS, by letter dated July 18, 2012, a copy of which is attached to this Resolution, Aging Well has made an offer to the City to purchase the 19.3 Acre Tract for the sum of \$68,500.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:

Section 1. Subject to the satisfaction of the conditions set forth herein, the City declares its intent to accept the offer of Aging Well to purchase the 19.3 Acre Tract.

Section 2. The conditions to the above purchase are as follows:

(a) The City shall have obtained, within one (1) year of the date of this Resolution, the unconditional approval of the Kansas Department of Wildlife and Parks and the National Park Service, and any other agencies whose approval is required, of the purchase described in Section 1

hereof. Such approvals may include the successful substitution as a public park of the Helland Trust tract or other property of the City.

(b) Within sixty (60) days of the date of this Resolution, the City and Aging Well shall have entered into a mutually acceptable Purchase Contract which will include the following provisions:

- i. \$4,500 per acre purchase price, totaling \$68,500, payable with interest at 4% per annum over a ten (10) year period in monthly installments, with a right to prepay at any time;
- ii. The purchase will be contingent on Aging Well receiving permanent financing and third party donation of necessary equity funds and any and all other necessary approvals for Aging Well to construct the proposed facility.
- iii. The lien for the purchase price will be subordinate to the construction financing lien to the construction lender;
- iv. Aging Well will pay surveying, platting and related site development expenses, and such other expenses as agreed to by the parties;
- v. As a condition to closing, the City and Aging Well shall have entered into a mutually acceptable Development Agreement which will include provisions for payment in lieu of taxes, restrictions on the use of land, completion timetables, estimated size of the facility, use of local contractors, supplies and materials whenever possible and operation and other similar terms and conditions, and such other matters as the parties determine in their discretion;
- vi. Aging Well will pay the costs of surveying, platting, subdividing, recording, title insurance, fees of the City Attorney associated with this project and any other fees and expenses of acquiring the land; and
- vii. such other matters as the parties determine in their discretion.

Section 3. The City Attorney and other officers and employees of the City are hereby authorized to work with Aging Well to prepare for submission to and final action by the City a Purchase Contract, a Development Agreement and all other documents necessary to effect the above purchase. All work shall be at the expense of Aging Well.

ADOPTED by the Governing Body of the City of Junction City, Kansas August 7, 2012.

CITY OF JUNCTION CITY, KANSAS

By: _____
Pat Landes, Mayor

[SEAL]

Attest:

By: _____
Tyler Ficken, City Clerk

Exhibit A
Depiction of 19.3 Acre Tract
(to be attached)

Backup material for agenda item:

- c. Approval of Final Plat of Stone Ridge Manor Replat & Development Agreement.

City of Junction City

City Commission

Agenda Memo

August 7, 2012

From: David L. Yearout, AICP, CFM, Director of Planning and Zoning

To: City Commission & Gerry Vernon, City Manager

Subject: Case No. FP-07-02-12, Final Plat – Replat of Stone Ridge Manor

Issue: Consideration of approval of the Final Plat of the Replat of Stone Ridge Manor to the City of Junction City, Kansas, and the approval of the Development Agreement.

Explanation of Issue: This is the request of Kaw Valley Engineering, agent for Scott and Candice Johnson, owners, to replat Stone Ridge Manor Addition to Junction City. The property is the present home of Mr. and Mrs. Johnson and is being replatted to dedicate the street to its full length and to create two additional lots. The property is presently zoned “RS” Suburban Residential and the lots being created comply with the zoning requirements.

The Metropolitan Planning Commission considered this request at its July 12, 2012, meeting and by unanimous vote of the members present approved the Final Plat of the Replat of Stone Ridge Manor to the City of Junction City, Kansas, subject to completion of a Developer’s Agreement to the satisfaction of the City. A copy of the staff report is attached, and the Developer’s Agreement has been agreed to and is presented for action with the plat.

Alternatives: In accordance with K.S.A. 12-752, for the Final Plat to be approved for recording with the Register of Deeds the City Commission must approve the plat, thereby accepting the dedications granted thereon.

Staff Recommendation: Approve the Final Plat of the Replat of Stone Ridge Manor Addition and authorize the Mayor and City Clerk to sign accordingly, and accept the Developer’s Agreement and authorize the Mayor and City Clerk to sign accordingly.

Suggested Motion:

Commissioner _____ moved that the Final Plat of the Replat of Stone Ridge Manor Addition to the City of Junction City, Geary County, Kansas, be approved, the Mayor and City Clerk be authorized to sign the plat accepting the dedications thereon, and authorize the Mayor and City Clerk to sign the Developer’s Agreement for said plat.

Commissioner _____ seconded the motion.

Enclosures:

Copy of Minutes of the July 12, 2012, meeting.
Copy of Staff Report
Copy of Development Agreement

AGREEMENT REGARDING
COMMERCIAL REAL ESTATE DEVELOPMENT

THIS AGREEMENT made and entered into this ____ day of August, 2012, by and between **Scott T. Johnson Revocable Trust and Candice B. Johnson Revocable Trust, by Scott T. Johnson and Candice B. Johnson, husband and wife**, of Junction City, Kansas, and its grantees, successors and assigns of the Site (as that term is defined in this Agreement), as "Developer", and the **City of Junction City, Kansas**, a Kansas municipal corporation, as the "City".

RECITALS:

- A. Developer owns all the land in the present plat of Stone Ridge Manor Addition to the City of Junction City, Kansas (the "Site").
- B. Developer desires to replat the Site into three separate lots and dedicate the existing drive to the City to be known as Stone Ridge Drive.
- C. As a condition to allow its redevelopment by Developer and its grantees and successors, the City has certain requirements, conditions and limitations on certain existing improvements within the area to be dedicated as Stone Ridge Drive, and certain other development issues.
- D. The parties desire to enter into a detailed agreement regarding the foregoing in connection with and in contemplation of the City's governing body accepting Developer's replat of the Site.

NOW, THEREFORE, for and in consideration of the City's approval and acceptance of the Replat, the mutual covenants and agreements contained herein and other good and valuable consideration the receipt and sufficiency which is hereby acknowledged, the parties agrees as follows:

- 1. **Removal of Fountain**. The City acknowledges that it is Developer's intention to remove the fountain presently in the center of the grass turnaround portion of the south end of proposed Stone Ridge Drive at the sole expense of the Developer. Said removal shall occur with six (6) months of the date of the filing of the Replat of the Site or before the closing of the sale of the improved Lot 2 in said Replat of the Site.
- 2. **Removal of Gates at Entrance**. The City acknowledges that it is Developer's intention to remove the gates that exist at the entryway of the drive that will become Stone Ridge Drive at the sole expense of the Developer. Said removal shall occur with six (6) months of the date of the filing of the Replat of the Site or before the closing of the sale of the improved Lot 2 in said Replat of the Site.
- 3. **Sidewalks**. The City acknowledges that, in accordance with Section 455.370, subsection 2, of the Subdivision Regulations, sidewalks will not be installed along Stone Ridge Drive at this time; however, the Developer acknowledges and accepts that the City reserves the right to require the installation of sidewalks in the event future sidewalks are constructed along 8th Street and are necessary to connect the lots in this and/or future replats of this property at the sole expense of the lots owners.

4. **Street Cuts for Utilities.** The City acknowledges that it is Developer's intention to have all utilities extended to homes constructed in this plat bored if crossing Stone Ridge Drive is necessary, but that open cuts may be required to do onsite conditions determined at the time said utilities are extended. In the event open cuts are made, the Developer shall pay all costs to have Stone Ridge Drive repaired with the same materials it is constructed with after the installation of said utilities to the satisfaction of the City based on the then applicable standards and specifications for street construction.
5. **Notices.** Any notice, request, instruction or other document to be given hereunder after the date hereof by any party hereto to any other party shall be in writing and shall be sufficient in all respects if delivered personally or sent by registered or certified United States mail, postage prepaid, to the parties at the following addresses:

To the City: City of Junction City Kansas
Attn. City Clerk
700 N. Jefferson Street
Junction City, KS 66441
(T): 785-238-3103

With a copy to: Catherine Logan
Lathrop & Gage, LLP
10851 Mastin Blvd., Bldg. 82, Suite 1000
Overland Park, KS 66210
(T) 913-451-5168
(F) 913-451-0875

To Developer: Scott T. Johnson and/or Candice B. Johnson
Attn: Scott T. Johnson
602 Stone Ridge Drive
Junction City, Kansas 66441
(T) 785-375-3036
(F) 785-762-4473

The above addresses may be changed at any time by the parties by notice given in the manner provided above.

6. **Default.**

6.1 **Time of Essence.** Each party acknowledges that time shall be of the essence in the performance of its obligations under this Agreement and that each of the parties shall be expending considerable funds, committing administrative time at a substantial cost, and making contractual obligations with third parties, all in reliance upon and in anticipation of the timely performance by the other parties of their respective duties and obligations under this Agreement.

6.2 **Remedies.** In the event of a default by any party of this Agreement, the aggrieved parties may pursue any and all remedies available under law or in equity against the defaulting party, including, without limitation, recovery of damages or specific performance of the defaulting party's obligations, and/or enforcement by the City of Developer's warranties, the Bonds, or Letter of Credit.

7. **Miscellaneous Provisions.**

- 7.1 **Necessity of Formal Action by City.** Nothing contained in this Agreement shall be deemed to obligate the City or any of its various departments, boards or agencies, acting within their respective governmental capacities, to formally approve any action, issue any permit, enact or adopt any ordinance or resolution, or take any other legislative or quasi-judicial action related to any development within the Site by the Developer, including any rezoning, acceptance of plats or vacation of public streets or alleys. Any such approvals, permits or actions by the City shall be made, issued or enacted only pursuant to formal action duly conducted by the City's governing body, or applicable board or agency, to the extent so required by the City's ordinances, subdivision and zoning regulations, and procedural requirements and the applicable laws of the State of Kansas.
- 7.2 **Force Majeure.** In the event any party to this Agreement shall be delayed or hindered in or prevented from the performance of any act required under this Agreement by reason of acts of God, strikes, lockouts, failure of power or other insufficient utility service, riots, insurrection, environmental remediation required by the any government authorities, discovery of cultural, archeological or paleontological resources or endangered species, any lawsuit seeking to restrain, enjoin, challenge or delay construction, war terrorism or other reason of a like nature not the fault of the party delayed in performing work or doing acts required under the terms of this Agreement, then performance of such act shall be excused for the period of the delay, and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay. The provisions of this Section shall not be applicable to delays resulting from the inability of a party to obtain financing or to proceed with its obligations under this Agreement because of a lack of funds.
- 7.3 **Organization and Due Authorization Covenants of Parties.**
- (a) **Representations and Warranties of Developer.** Developer represents the execution, delivery and performance by Developer of this Agreement are within Developer's powers and have been duly authorized by all necessary action of Developer. This Agreement is the legal, valid and binding obligation of Developer, enforceable against Developer in accordance with the terms hereof.
- (b) **Representations and Warranties of the City.**
- (i) **Authority.** The execution, delivery and performance by the City of this Agreement are within its powers and have been duly authorized by all necessary action.
- (ii) **No Conflicts.** Neither the execution and delivery of this Agreement, nor the consummation of any of the transactions herein or therein contemplated, nor compliance with the terms and provisions hereof or thereof, will contravene the ordinances, rules, regulations of the City or the laws of the State of Kansas nor result in a breach, conflict with or be inconsistent with any terms,

covenants, conditions or provisions of any indenture, agreement or other instrument by which the City is bound or to which the City is subject.

- (iii) No Consents. No consent, authorization, approval, order or other action by, and no notice to or filing with, any court or governmental authority or regulatory body or third party is required for the due execution and delivery by the City of this Agreement. No consent, authorization, approval, order or other action by, and no notice to or filing with, any court or governmental authority or regulatory body or third party is required for the performance by the City of this Agreement or the consummation of the transactions contemplated hereby.
- (iv) Valid and Binding Obligation. This Agreement is the legal, valid and binding obligation of the City enforceable against the City in accordance with its terms.

- 7.4 Amendments. This Agreement may be amended, changed or modified only by a written agreement duly authorized and executed by each party to this Agreement.
- 7.5 Construction and Enforcement. This Agreement shall be construed and enforced in accordance with the laws of the State of Kansas.
- 7.6 Invalidity of Any Provisions. If for any reason any provision hereof shall be determined to be invalid or unenforceable, the validity and effect of the other provisions hereof shall not be affected thereby.
- 7.7 Headings. The Article and Section headings shall not be treated as a part of this Agreement or as affecting the true meaning of the provisions hereof.
- 7.8 Execution of Counterparts. This Agreement may be executed simultaneously in two or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument.
- 7.9 Time. Time is of the essence in this Agreement.
- 7.10 Consents and Approvals. Wherever in this Agreement it is provided that any party shall, may or must give its approval or consent, such party shall not, unless specifically herein provided otherwise, unreasonably withhold, condition, delay or refuse to give such approvals or consents. It is agreed, however, that the sole right and remedy for any party in any legal action concerning the another party's reasonableness will be an action for declaratory judgment and/or specific performance, and in no event shall the aggrieved party be entitled to claim consequential or monetary damages of any type or nature in any such action.
- 7.11 Supersedes Other Agreements. This Agreement reflects the entire Agreement between the City and Developer to the public improvements serving the Site and supersedes any other agreements, written or verbal, between the parties

regarding the same. This Agreement shall be amended only by written instrument signed by each of the parties and delivered to one another.

- 7.12 **No Joint Venture.** Nothing in this Agreement is intended, nor shall this Agreement be construed to create, an expressed or implied partnership or joint venture between the City and Developer for the installation of the Work or the development of the Site. Neither party shall have any authority to commit for or legally bind the other party, except to the extent otherwise provided for in this Agreement.
8. **Binding Effect.** The agreements and obligations under this Agreement shall extend to and bind the parties and their respective grantees, successors and assigns. Developer shall have the right to sell all or any portion of the Site to any third party at any time after execution of this Agreement, but any such sale and conveyance shall be expressly subject to the terms, conditions, duties and obligations imposed on Developer under this Agreement. Developer, at its cost and expense, shall record this Agreement against all of the Site with the Office of the Register of Deeds of Geary County, Kansas. The provisions of this Agreement, including but not limited to the warranty obligations set forth herein, shall survive termination of expiration of this Agreement and/or final approval by the City of the Work.

IN WITNESS WHEREOF, the parties hereto have set their hands the day and year first above written.

Scott T. Johnson Revocable Trust

Candice B. Johnson Revocable Trust

By: _____
Printed Name: Scott T. Johnson
"Developer"

By: _____
Printed Name: Candice B. Johnson
"Developer"

ATTEST:

The City of Junction City, Kansas,
a Kansas municipal corporation

Tyler Ficken, City Clerk

By: _____
Pat Landes, Mayor
"City"



**JUNCTION CITY/GEARY COUNTY
METROPOLITAN PLANNING COMMISSION
BOARD OF ZONING APPEALS**



STAFF REPORT

July 9, 2012

TO: Metropolitan Planning Commission / Board of Zoning Appeals

FM: David L. Yearout, AICP, CFM, Director of Planning and Zoning

SUBJECT: FP-07-02-12 – Request of Kaw Valley Engineering, agent, on behalf of Scott Johnson, owner, for approval of the replat of Stone Ridge Manor Addition to Junction City, Kansas, crating 3 lots on the south side of 8th Street.

This is the request of Kaw Valley Engineering, agent, on behalf of Scott Johnson, owner, for approval of the replat of Stone Ridge Manor Addition to Junction City, Kansas, creating 3 lots on the south side of 8th Street. This property contains approximately 12.88 acres of land and an existing home towards the south end of the property. The existing home is accessed by way of a driveway that comes off the stub off Stone Ridge Drive on the existing plat. This plat creates a total of 3 lots and dedicates the driveway as a public street.

This plat was included in a Plat Review Committee meeting on July 2, 2012. A copy of the notes from that meeting is attached. In short, there are several issues that need to be clarified before any final consideration is given to the approval of a final plat. In particular, as noted in the memo, the issues on this plat are:

1. Westar will require a separate easement for the line going to the existing house from the south since this will no longer be on common property.
2. Westar will need an additional 10-foot utility easement on each side of the public street of Stone Ridge. This easement will also provide easement space for other utilities.
3. Public water line will need to be extended from the east along a portion of Stone Ridge, especially to accommodate a fire hydrant, possibly in the future at the time of a replat.
4. Normal gravity sanitary sewers are not easily extended at this time and an alternative of installing “low pressure sewers” is being explored. A meeting covering this in more detail will occur on July 10, with more information being presented at the MPC meeting on July 12. At this point, granting more home sites with on-site wastewater systems within the City of Junction City is not supported by City staff.

5. The conversion of the entire driveway into Stone Ridge Drive is acceptable, provided adequate language is recorded concerning the assignment of the operation and maintenance of the fountain in the center of the cul-de-sac (including all water usage costs) remains with the owner of the existing home. This will be in a recordable agreement between the City and all future owners of that lot.

The issue of the sanitary sewer service needs more information than is available at the time of this staff report. Because of the distance to the closest main line is so great, it may be necessary to consider an adjustment or modification to standards in the Subdivision Regulations on the sanitary sewer service. Specific language in a developer's agreement will need to be crafted to protect the public interest in this action without establishing any precedent for other projects that might come in the future. Staff believes this plat should be reviewed by the Metropolitan Planning Commission and those comments included in the action to be forwarded to the governing body.

Staff Recommendation: Staff recommends the request of Kaw Valley Engineering, agent, on behalf of Scott Johnson, owner, for approval of the replat of Stone Ridge Manor Addition to Junction City, Kansas, creating 3 lots on the south side of 8th Street, be recommended for approval, subject to the final plat document being modified to add the items identified by staff at the Plat Review Committee meeting, and the completion of the development agreement addressing the issues identified by staff concerning the fountain and at this meeting. This is presuming no specific answer can be made concerning the sanitary sewer service as a public operation and the approval of using on-site wastewater systems will be allowed. If that happens, it will be required that the on-site systems comply with the new standards for smaller lots, which an aerated tank with a lateral field.

Suggested Motion:

I move that Case No. FP-07-02-12, concerning the request of Kaw Valley Engineering, agent, on behalf of Scott Johnson, owner, for approval of the replat of Stone Ridge Manor Addition to Junction City, Kansas, creating 3 lots on the south side of 8th Street, be recommended for approval, subject to the final plat document being modified to add the items identified by staff at the Plat Review Committee meeting, and the completion of the development agreement addressing the issues identified by staff concerning the fountain and at this meeting.

**JUNCTION CITY/GEARY COUNTY
METROPOLITAN PLANNING COMMISSION
BOARD OF ZONING APPEALS**

MINUTES

**July 12, 2012
7:00 p.m.**

**Members
(Present)**

**Members
(Absent)**

Staff

Brandon Dibben
Maureen Gustafson
John Moyer
Ken Mortensen
Mike Ryan
Mike Watson

David Yearout
Shari Lenhart

1. CALL TO ORDER & ROLL CALL

Vice-Chair Gustafson called the meeting to order at 7:00 p.m. and noted all members present except Commissioner Mortensen, who arrived at 7:02 p.m.

2. SEATING OF NEW BOARD MEMBER AND ACKNOWLEDGEMENT OF REAPPOINTMENT OF OTHER BOARD MEMBERS – OATH OF OFFICE

David Yearout stated that Mike Ryan and John Moyer were both reappointed for another three year term. He introduced Chuck Mowry, the newly appointed member to replace Mike Steinfert. Mr. Yearout asked Tyler Ficken, City Clerk, to administer the oath of office to Mr. Mowry. At the conclusion, Mr. Mowry was welcomed aboard by all.

3. ELECTION OF OFFICERS

Commissioner Watson moved to elect Maureen Gustafson as Chairperson, Commissioner Mortensen seconded the motion; Commissioner Moyer moved to elect Ken Mortensen as Vice-Chairman, Commissioner Ryan seconded the motion; and Commissioner Ryan moved to elect David Yearout as Secretary, Commissioner Moyer seconded the motion. Vice-Chair Gustafson called for a vote on the motions and they passed unanimously.

4. APPROVAL OF MINUTES

Commissioner Ryan moved to approve the minutes of the May 10, 2012, meeting as written. Commissioner Watson seconded the motion and it passed unanimously.

5. OLD BUSINESS - None

6. NEW BUSINESS

Item No. 1 – Case No. FP-07-01-12 – Final Plat for Alexander Addition, to the City of Junction City, Kansas.

Chairperson Gustafson stated this is the request of Kaw Valley Engineering, agent, on behalf of Out West Investments, LLC, owner, requesting final plat approval for Alexander Addition, being a 6.5 acre tract with an existing house located along McFarland Road and south of the old golf course property and called for the staff report.

Mr. Yearout stated the owner is proposing to create 5 lots with an existing home along the north property line which is accessed by a “travel easement”, shared with two other homes on the west. These two unplatted “lots” and one “lot” to the east of Rob’s Way plat were created prior to annexation by the City. There are several issues regarding this proposed plat that need clarification prior to final plat approval. These are outlined in the staff report and the memo detailing comments from the Plat Review Meeting of July 2nd.

Mr. Yearout elaborated on each of the various issues (e.g., street, sewer, utility easements, road r-o-w, etc.) in regard to meeting current Subdivision Regulations and other development options available.

He explained that the current “travel easement” for the two existing homes would need to be dedicated as a public street which would be Alexander Circle(?)~Court; name on plat. In order to meet the existing criteria the r-o-w would need to be increased to 60 feet. This would require negotiations with the existing home owners. Dealing with road access for proposed lots 4 and 5, may present a problem because McFarland is identified as an arterial street; per regulations, no new driveways are permitted. A “shared” drive between the lots could be identified on the plat; thereby, indicating there will only be the need for one curb cut onto McFarland.

Mr. Yearout indicated that Westar has indicated their service lines will be above ground because of the terrain and rock-bed. They had requested additional utility easements be shown on the face of the plat which has been done by KVE. As noted in the staff report, the overhead line on Lot 5 must be relocated as a condition of plat approval.

Mr. Yearout stated that the sanitary sewer issue involves consideration of several matters. He distributed a letter from KVE to Greg McCaffery explaining the restrictions of the current regulations and suggesting the use of a residential Grinder Pump Lift Station and force main. He briefly elaborated on how the system works. Since City staff does not support individual on-site wastewater systems and the public main is in excess of 500 feet, this optional type of system is preferable. Mr. Yearout explained that this system would also allow for smaller lots; however, current subdivision and city code regulations will need to be addressed so all future plats are treated equally with this type of wastewater option.

Mr. Yearout concluded by stating that staff is recommending this item be tabled until the August meeting to allow the developer and staff to address the issues as outlined above, as identified in the staff report and Plat Review Committee comments, and KVE’s memo.

Discussion ensued between Commissioners and staff reiterating what existing regulations require or will allow versus implementing a possibly more desirable and economically achievable development. In response to concern about storm water run-off and lack of a preliminary plat, Mr. Yearout stated there is not really any storm water to catch; and a preliminary plat was not required due to the limited number of lots and also that KVE did take any contour/terrain issues into consideration when drawing up the plat.

There being no further questions of staff, Chairperson Gustafson opened the meeting for public comment.

Dave Alexander, 1536 McFarland, property owner/developer, stated that at this time he has no desire to increase the number of lots. The proposed lot sizes are in keeping with the surrounding neighborhood. Mr. Alexander stated that it would not take much to change over to one curb cut for a shared access onto McFarland for Lots 4 and 5. The driveway could be widened until it branches off to each of the home sites.

This area was annexed around 1986, there are 10-12 homes on private septic systems, and the area still does not have public sewer available, only water. Mr. Alexander stated there is a 20-foot easement between his and Dorothy Johnson's house and that a new utility pole has been installed.

Dave ~~ highlighted stuff is what I more or less got from my notes ~~ have no idea how you propose to write it all up!!! (My proposal is at the end!!!)

There are other situations in town like this. (Miller 1108-1104?) go in on a private road (don't know if the City takes care of it) ~~ has worked out for 60 years. Example is Oak Ridge (Walker home) same situation. If the people are willing to deal with it themselves, it can remain a private road. Understand the requirement for uniformity of wanting a full-blown City street ~~ 50-60' cul-de-sac, etc. Oak Ridge is all septic systems . . . if we're to meet all the City standards; they need to bring the city sewer to the properties.

Mr. Alexander stated he has visited with the Health Department about the new septic systems which run from \$6500 up to \$10,000 each depending on the design.

Ken Mortensen ~~ Do they have to approve the uses? (This is what I heard, and have no idea what it refers to.) Dave A.'s answer was: Don't think there would be a battle ~~ want to be de-annexed~~ City water is all they have.

Chuck ~~ Something about wells? Dave: Did not understand or get his answer.

Ken ~~ Is the cul-de-sac of 50 feet big enough? Mike Ryan: No. Dave A: Lot of places where a fire truck cannot go ~~ yada yada yada

John Moyer ~~ Like the big lots~~fits in with the neighborhood.

There being no other appearances or questions of the applicant, Chairperson Gustafson closed the public portion.

Ken M ~~ On the sewer issue, get the rules of whose responsible ironed out. Not just for this one, but future ones ~~ procedures, rules ~~ so everyone knows what is going on. Wish could have been done without another driveway onto McFarland.

Dave ~~ curb cut only – whatever modifications from the subdivisions ~~ not open the door for every other developer.

Chuck ~~ How long has this system been in use?

Dave ~~ Since the late 60's more so around Kansas within the last 20-25 years. Do not get involved with KDHE because it connects into the city sewers and not onto the property.

Ken ~~ Where is the closest City system?

Dave ~~ Miller Drive

There was about 30 minutes of Pete and Repeat going out in a boat, Pete fell out. . . .

Maureen ~~ get comments from the present owners

~~ more information on the grinder system

~~ who's going to pay

~~ access to McFarland

~~ regulations amendments??

~~ agreement documents

~~ get City to accept placement of "private" sewer line in roadway easement

After extensive discussion, it was the consensus of the Commission that additional information from Staff and the Developer would be helpful in making a final determination regarding approval of the plat. They requested information be provided to answer the following:

~~Get comments from present owners of two properties to the West that share the current "travel easement" relative to granting an easement for the proposed Alexander Court to meet minimum City street standards.

~~Provide additional information as to whether or not the City will allow "private" sewer line in McFarland road r-o-w; and if so, will they then be responsible for maintenance of the portion in the public r-o-w.

~~Who will be responsible for paying.

~~City's take on additional curb cuts along McFarland Street.

~~What regulations would need to be amended if the "low pressure" system is approved; and if Alexander Circle is accepted/dedicated as a City street without meeting the current street specifications.

~~More definitive on what would be included in a Developer's Agreement document; if necessary.

Commissioner Mortensen moved that Case No. FP-07-01-12, concerning the request of Kaw Valley Engineering, agent, on behalf of Out West Investments, LLC, owner, for approval of the Alexander Addition to Junction City, Kansas, creating 5 lots on the north side of McFarland Road on the former Dorothy Johnson property, be continued to the August meeting to allow Staff and the Developer to address the issues as identified and provide additional information as outlined above. Commissioner Mowry seconded the motion and it passed unanimously.

Item No. 2 – Case No. FP-07-02-12 – Final Plat for the Replat of Lot 1, Block 1, Stone Ridge Manor Addition, to the City of Junction City, Kansas.

Chairperson Gustafson stated this is the request of Kaw Valley Engineering, agent, on behalf of Scott Johnson, owner, requesting final plat approval for the replat of Stone Ridge Manor Addition, located south of 8th Street at Stone Ridge Drive and called for the staff report.

Mr. Yearout stated that the owner is proposing to create 3 lots with an existing home on Lot 2. As listed in the staff report and Plat Review Meeting comments, Westar's request for additional utility easements has been noted on the revised plat.

This plat also has the same situation and issues as the previous case with regard to wastewater disposal. In this instance, the public sewer system is 1,800-2,000 feet distant and the City is not in a position to extend it to the Stone Ridge Manor Addition. Also, because of distance, the previously discussed "low presser sewer" option is not really appropriate. The lots are large enough to have on-site septic systems; and the developer has been in contact with the County Health Department. Appropriate on-site system that complies with the new standards for small lots, which is an aerated tank with a lateral field, will be designed.

The City will agree to accept Stone Ridge Drive as a city street with the exception of the fountain at the center of the cul-de-sac. A recordable Assignment Agreement of the operation and maintenance of the fountain (including water usage costs) between the parties must be executed prior to final acceptance of the plat. The current roadway has been built in excess of required city street standards; therefore, there is no foreseeable immediate cost to the City to accept it as a public street.

Future development of the area will require extension of public water from the east along a portion of Stone Ridge Manor Addition to accommodate required fire hydrants and other water demands.

Mr. Yearout concluded by stating that staff is recommending approval of Stone Ridge Manor Addition subject to the final plat document incorporating the items identified by staff and Plat Review Committee; and completion of the development agreement.

Brief discussion between Commissioners and Staff on clarification of "low pressure system", distances, current code requirements, Westar requirements, gates entering into Stone Ridge Drive, etc.

There being no further questions or comments, Chairperson Gustafson opened the meeting for public comment.

Scot Johnson, 602 Stone Ridge Drive, owner/developer, stated the area identified in the proposed plat is within the City Limits and that he does own the property surrounding the plat. He indicated the plat was necessitated by a buyer wishing to purchase the existing house with lesser acreage. The reason the proposed Lot 1 has such a unique design is when, or if, the area is developed there will be a replat which will incorporate property that is now within Geary County. Right now, it is unknown how much, if any, of this area will be taken for the US-77 Highway improvement project.

Mr. Johnson stated he is a proponent of the "low pressure sewer system" because you can have smaller lots, less expensive, well established system that has been in use for years, it works great and if the public sewer line were closer, he would use it on this development. He stated he has visited with Lisa Davies of the County Health Department and the on-site septic systems will be installed according to code.

Mr. Johnson indicated the gates at the entrance will be left open, in fact, they have been disconnected from the electrical hook up. If necessary, they could be removed. The buyer has indicated he may wish to move the fountain to another location.

Brief discussion ensued between the parties reviewing the street, sewer, easement, fountain, and gate issues.

There being no further appearances, comments or questions, Chairperson Gustafson called for a motion.

Commissioner Watson moved that Case No. FP-07-02-12, concerning the request of Kaw Valley Engineering, agent, on behalf of Scott Johnson, owner, for approval of the replat of Stone Ridge Manor Addition to Junction City, Kansas, creating 3 lots on the south side of 8th Street, be recommended for approval, subject to the final plat document being modified to add the items identified by staff at the Plat Review Committee meeting, and the completion of the development agreement addressing the issues identified by staff concerning the fountain and gates at this meeting. Commissioner Mowry seconded the motion and it carried unanimously.

Mr. Yearout indicated this case would be presented to the City Commission at their August 7, 2012 meeting; provided, the Developer's Agreement has been finalized.

Item No. 3 – Case No. TA-07-01-12 – Public Hearing to consider an amendment to the Junction City and Geary County Zoning Regulations.

Chairperson Gustafson opened the public hearing and stated this is an application initiated by the Metropolitan Planning Commission to amend the Junction City Zoning Regulations concerning the range of permitted home occupations and relative performance standards and asked for the staff report.

Mr. Yearout stated this proposal was introduced at the May meeting and the Commission voted to set a public hearing to consider a text amendment. This proposal was instigated when a couple needed zoning approval required by the Federal Government prior to issuing them a gun dealer's license. It was determined this did not fit the "home occupation" category; however, holding a public hearing for a zone

change/conditional use permit for this type of use could present a public “safety” issue. Also, the current home occupation language prohibits “sales” from the residence which is in conflict with the reality of “sales” that actually occur (e.g., jewelry, internet, kitchen/home wares, makeup, etc.)

The July 9th staff report outlines suggested text change for the appropriate sections in the Zoning Regulations. As stated in the report, staff researched regulations from other communities for language that might be applicable to this situation. To that respect, staff has drafted new wording for Section 410.100 as outlined in the July 12th staff report (copies presented to commissioners).

There being no immediate questions of staff, Chairperson Gustafson opened the meeting for public comment. There were no public appearances.

Commissioners discussed the proposed division of home occupation types and concerns associated with the different uses (e.g., sounds/noise, smell, traffic, hours of operation, etc.). Discussion ensued regarding designation between single-family dwellings versus duplex, multiple or other type of residential areas; difficulty of enforcement; the need for regulation on the range of activities allowed; and performance standards. The Commission acknowledged that home occupations could be a viable part of the community; however, guidelines are needed. It was the consensus of the Commission that additional study and information is warranted.

Commissioner Mortensen moved that the public hearing for Case No. TA-07-01-12, proposal to amend the Junction City Zoning Regulations by modifying the language concerning permitted home occupations and the standards for home occupations, be continued to the August 9, 2012, meeting. Commissioner Moyer seconded the motion and it carried unanimously.

BOARD OF ZONING APPEALS – No business Items

7. GENERAL DISCUSSION

Item No. 1 – Overview of Community Survey Results – Future Work

Mr. Yearout gave a brief overview of the results from the 2012 Junction City/Geary County Community Survey conducted by ETC out of Olathe, Kansas. He stated this was one of the highest percentage return rates they have had for a long time. Each Commissioner has been provided with a notebook containing the complete survey results. The Commission will utilize the information from the survey in updating the Comprehensive Plan. Mr. Yearout informed the Commission that the City has set aside money to retain a Consultant to assist with an up-date to the Comprehensive Plan. The MPC members will be reviewing lots of information and data in preparing the update.

Item No. 2 – Zoning Regulations – Churches and Schools

Mr. Yearout stated that at the May 10, 2012, MPC/BZA meeting, the Metropolitan Planning Commission requested discussion of this item further before considering a possible zoning text amendment. In response to the Commission's request, additional

information and options are outlined in the July 6th staff report. Mr. Yearout stated that the recently adopted County Zoning Regulations require churches and schools to apply for a Conditional Use Permit, regardless of the zoning classification.

He stated this is not an easy “fix”, due to the sensitivity of the uses. The EDC and Chamber have concerns regarding vacant development areas that are TIF approved (e.g., Dick Edwards). There is also the issue of “protecting” existing uses that are prohibited within a certain distance of a school (e.g., restaurant selling alcoholic beverages).

Commissioners discussed various options which included: eliminating the 200-foot separation requirement for alcoholic beverage sales from schools; require a special use permit in all zones; allow by right in residential only; and other concerns. There was a division of what would be appropriate action. It was the consensus of the members that the other interested stakeholders should be invited to the next MPC meeting to glean additional input and information on this matter.

The MPC requested Mr. Yearout to contact the EDC and Chamber of Commerce and invite them to the August 9th meeting to present their point of view in respect to land use regulations for churches and schools.

Item No. 3 – Proposed Rezoning of Commercial Land Used Residentially

Mr. Yearout stated that the city has received a building permit for a new home at the northwest corner of 11th and Franklin Streets. This area is currently zoned commercial prohibiting the issuance of the permit. There are numerous residential homes in the area generally bounded by Franklin on the east, 12th Street on the north, 10th Street on the south, and the alley east of Washington Street on the west that are legal non-conforming uses. He said that staff is recommending the MPC consider setting a public hearing for August to rezone the residentially-used properties in this area. Here again, this is the same situation as the 7th Street and 8th & Eisenhower Streets rezoning issues.

Commissioner Mortensen moved to set a public hearing to consider rezoning the residentially-used properties basically between Washington and Franklin Streets and 10th to 12th Streets and directed staff to determine the affected properties and publish the required notice of public hearing for the August 9th 2012, meeting. Commissioner Dibben seconded the motion and it carried unanimously.

Item No. 4 (not listed on agenda) – Creation of MPO

Mr. Yearout informed the Commission that creation of a Metropolitan Planning Organization (MPO) is required by KDOT due to Manhattan reaching a threshold population. Federal law requires creation of an MPO as a policy board. The Board will be responsible for designating future transportation improvement areas and prioritizing those areas to receive federal funds.

Several years ago, the Flint Hills Regional Council (FHRC) was formed in anticipation of this possibility. Several maps have been prepared designating different areas to be represented by the MPO for future transportation improvements. Manhattan, of course, is lobbying to limit the MPO area to strictly Manhattan. This will have a huge impact on

Geary County and Junction City if they are not part of the MPO. Representation in the MPO will provide a much stronger voice in future road/transportation improvements.

Mr. Yearout stated he would be attending a meeting in Manhattan on Thursday (July 19th) dealing with the creation of an MPO. The Mayor, City Manager and Geary County Commissioners will also be attending. The City and Geary County are in favor of the MPO being staffed through the FHRC. He explained this is a big deal with the local planning because when the decision gets made we would be working with the MPO during update of the Comprehensive Plan.

Item No. 5 (not listed on agenda) – 2012 PC Workshop ~ Wichita

Mr. Yearout stated the Kansas Association of County Planning and Zoning Officials (KACPZO) is presenting a Planning and Zoning Workshop in Wichita on Saturday, August 18, 2012. The program includes sessions on “Do’s and Don’ts” on holding public hearings; Religious Land Use, where and how they can be established; and Horizontal Drilling (hydro-fracking).

Mr. Yearout stated two years ago, a PC workshop was here in Junction City and he could not get any of the Commissioners to attend. He encouraged the Board members to attend and indicated the fee would be paid by the City. Reservations for reduced hotel rate are due by Friday, July 27th.

Item No. 6 – MPC/BZA Meeting Schedule

Due to possible lack of a quorum, the September meeting has been rescheduled for September 20, 2012.

8. ADJOURNMENT

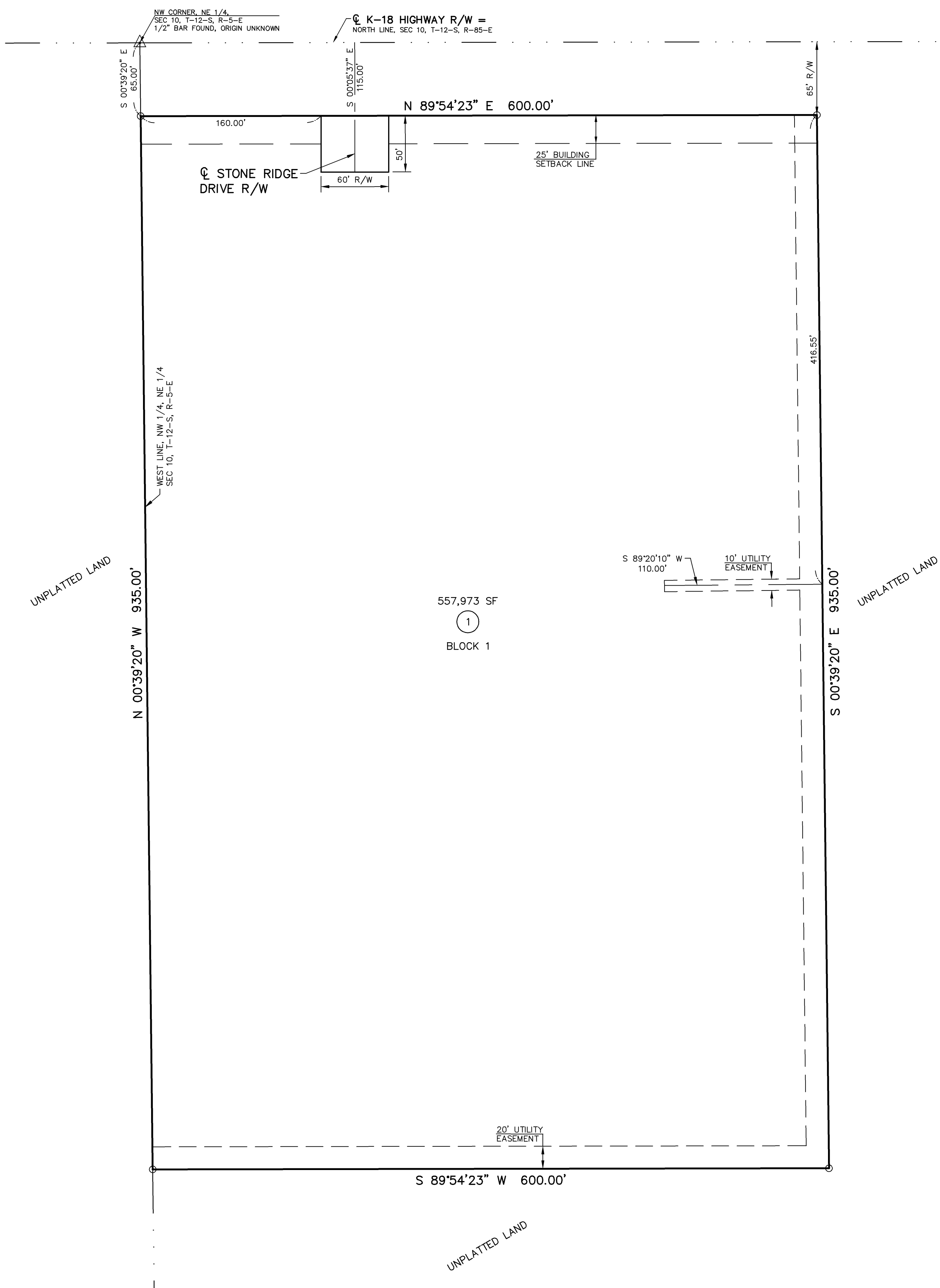
Commissioner Moyer moved to adjourn, Commissioner Watson seconded the motion and it passed unanimously. Chairperson Gustafson declared the meeting adjourned at 9:15 p.m.

UPCOMING IMPORTANT DATES

ITEM

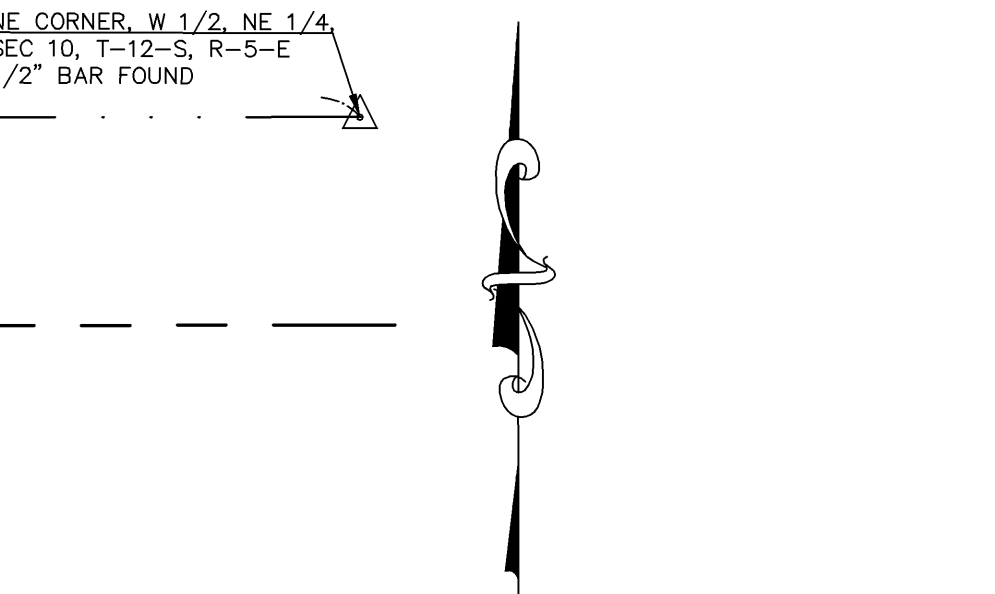
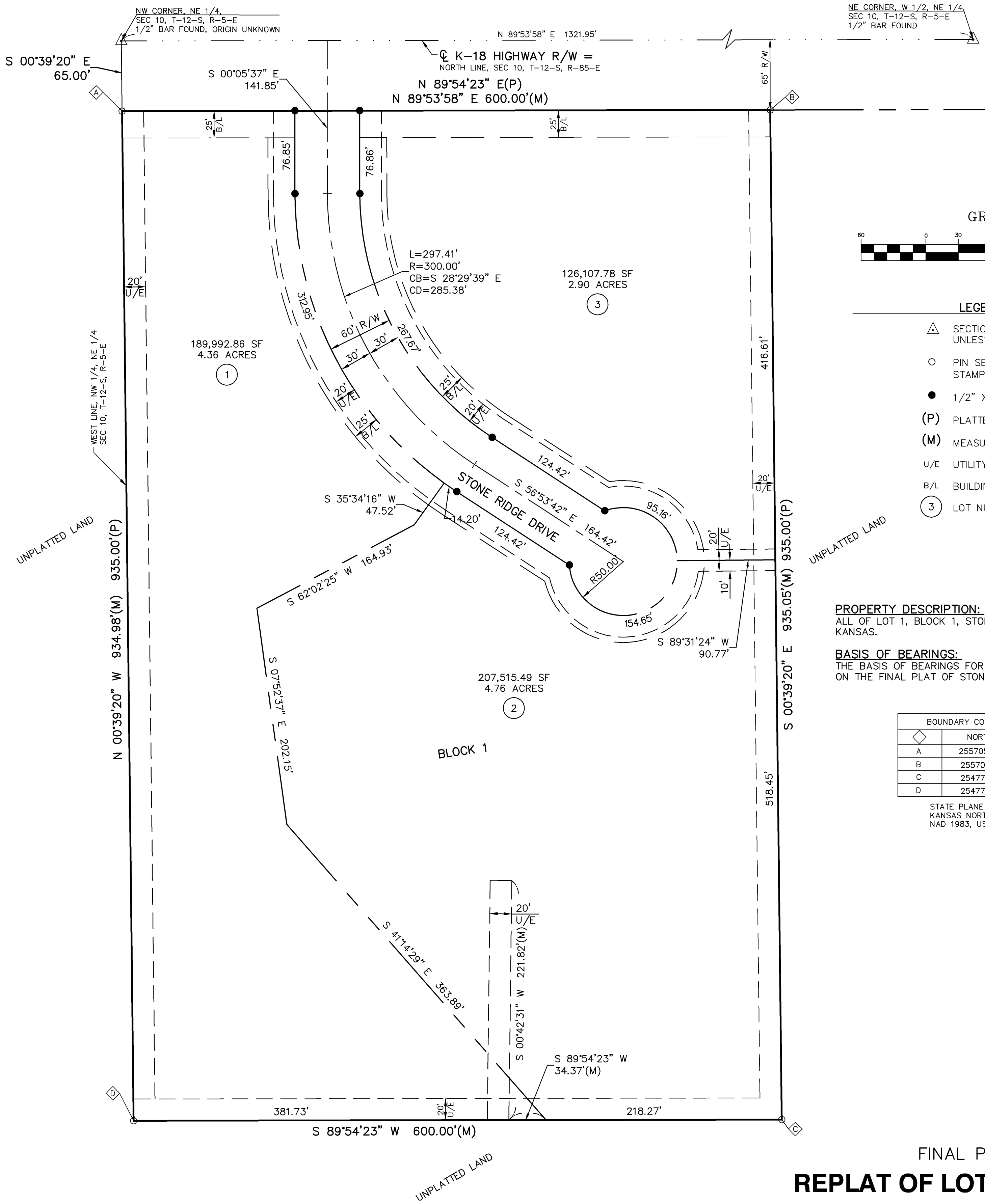
DATE

ORIGINAL

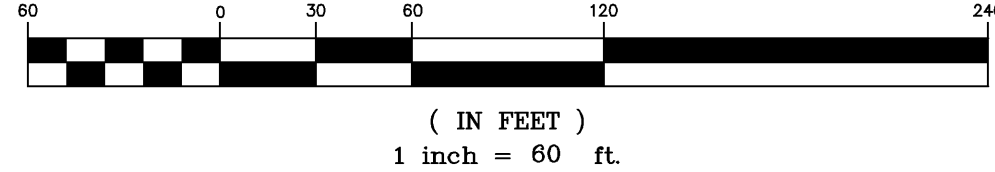


ORIGINAL

REPLAT



GRAPHIC SCALE



LEGEND

- SECTION CORNER FOUND, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
- PIN SET IN CONCRETE W/SURVEY CAP STAMPED "KVE LS 800" FOUND
- 1/2" X 24" REBAR W/KVE #20 CAP SET
- (P) PLATTED (ORIGINAL PLAT)
- (M) MEASURED (BEARING & DISTANCE)
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE
- 3 LOT NUMBER

PROPERTY DESCRIPTION:
ALL OF LOT 1, BLOCK 1, STONE RIDGE MANOR TO JUNCTION CITY, KANSAS.

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SAME AS SHOWN ON THE FINAL PLAT OF STONE RIDGE MANOR ADDITION.

BOUNDARY CORNER COORDINATES		
	NORTH	EAST
A	255705.2825	1635278.9219
B	255708.1546	1635878.9143
C	254773.2001	1635892.4493
D	254770.4006	1635292.4558

STATE PLANE COORDINATES
KANSAS NORTH ZONE 1501,
NAD 1983, US SURVEY FEET

FINAL PLAT

REPLAT OF LOT 1, BLOCK 1
STONE RIDGE MANOR ADDITION

TO

JUNCTION CITY, KANSAS

KAW VALLEY ENGINEERING, INC.

2319 NORTH JACKSON - PO BOX 1304
JUNCTION CITY, KANSAS 66441
785-762-5040

DATE OF PREPARATION: JUNE 18, 2012 PROJECT NO. A12D6053 SHEET 1 OF 2

JUNCTION CITY–GEARY COUNTY
METROPOLITAN PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF GEARY }

THIS PLAT OF _____ REPLAT OF LOT 1, BLOCK 1, STONE RIDGE MANOR ADDITION
HAS BEEN SUBMITTED TO AND APPROVED BY THE JUNCTION CITY–GEARY COUNTY METROPOLITAN PLANNING
COMMISSION, JUNCTION CITY, KANSAS.
DATED THIS _____ DAY OF _____, 2012.

JUNCTION CITY–GEARY COUNTY
METROPOLITAN PLANNING COMMISSION

BY _____ CHAIRMAN, MICHAEL STEINFORT

SECRETARY, DAVID L. YEAROUT

REVIEW SURVEYOR’S CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF GEARY }

THIS PLAT HAS BEEN REVIEWED AND APPROVED FOR FILING PURSUANT TO AND IN COMPLIANCE WITH
K.S.A. 58–2005 AND WITH THE REQUIREMENTS OF GEARY COUNTY RESOLUTION NO. 04–16–2012A.
NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.
APPROVED THIS _____ DAY OF _____, 2012.

LAND SURVEYOR, JOHN B. YORK
REGISTRATION NO. 523

CERTIFICATE OF REGISTER OF DEEDS

STATE OF KANSAS } SS
COUNTY OF GEARY }

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON
THE _____ DAY OF _____, 2012, AT _____ AND IS DULY RECORDED IN PLAT BOOK _____ AT PAGE _____

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2012.

REGISTER OF DEEDS, DIANE BRIESTENSKY–LEONARD

COUNTY CLERK, REBECCA BOSSEMEYER

SURVEYOR’S CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF GEARY }

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF KANSAS, WITH
EXPERIENCE AND PROFICIENCY IN LAND SURVEYING; THAT THE HERETOFORE DESCRIBED PROPERTY WAS SURVEYED
AND SUBDIVIDED BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL SUBDIVISION REGULATIONS OF THE
CITY OF JUNCTION CITY, KANSAS, HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT; THAT THIS PLAT
AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE KANSAS MINIMUM STANDARDS FOR
BOUNDARY SURVEYS, AND THAT ALL THE MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE
CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.
GIVEN UNDER MY HAND AND SEAL AT JUNCTION CITY, KANSAS, THIS _____ DAY OF _____, 2012.
DATE OF SURVEY: JUNE 7, 2012



LAND SURVEYOR, JASON R. LOADER
REGISTRATION NO. 1462

OWNER’S CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF GEARY }

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT THEY HAVE
CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES
THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON
INDICATED. ALL STREET RIGHTS–OF–WAY AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. AN
EASEMENT OR LICENSE TO THE PUBLIC TO LOCATE, CONSTRUCT, AND MAINTAIN OR AUTHORIZE THE LOCATION,
CONSTRUCTION, AND MAINTENANCE OF POLES, WIRES, CONDUITS, WATER, GAS AND SEWER PIPES OR REQUIRED
DRAINAGE CHANNELS OR STRUCTURES UPON THE AREA MARKED FOR EASEMENTS ON THIS PLAT IS HEREBY
GRANTED.
GIVEN UNDER MY HAND AT JUNCTION CITY, KANSAS THIS _____ DAY OF _____, 2012.

SCOTT T. JOHNSON

CANDICE B. JOHNSON

NOTARY CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF GEARY }

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2012, BEFORE ME, A NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE, CAME
TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING
AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND
AFFIXED MY NOTORIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

COUNTY TREASURER CERTIFICATE

STATE OF KANSAS } SS
COUNTY OF GEARY }

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO
UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT.
I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.
GIVEN UNDER MY HAND AND SEAL AT JUNCTION CITY, KANSAS THIS _____ DAY OF _____, 2012.

COUNTY TREASURER, KATHY TREMONT

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF KANSAS } SS
COUNTY OF GEARY }

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL
ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE
TRACT OF LAND INCLUDED IN THE PLAT.
GIVEN UNDER MY HAND AND SEAL AT JUNCTION CITY, KANSAS THIS _____ DAY OF _____, 2012.

COUNTY TREASURER, KATHY TREMONT

CERTIFICATE OF CITY COMMISSION

STATE OF KANSAS } SS
COUNTY OF GEARY }

THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY ACCEPTED BY THE CITY COMMISSION
THIS _____ DAY OF _____, 2012.

ATTEST

CITY CLERK, TYLER FICKEN

MAYOR, PAT LANDES

FINAL PLAT

REPLAT OF LOT 1, BLOCK 1

STONE RIDGE MANOR ADDITION

TO

JUNCTION CITY, KANSAS

KAW VALLEY ENGINEERING, INC.

2319 NORTH JACKSON – PO BOX 1304
JUNCTION CITY, KANSAS 66441
785–762–5040

Backup material for agenda item:

- d. Consideration of Ordinance G-1115 eliminating the requirement for second reading of ordinances on first reading.

City of Junction City

City Commission

Agenda Memo

August 7, 2012

From: Katie Logan, City Attorney

To: City Commission & Gerry Vernon, City Manager

Subject: Ordinance G-1115 amending Section 105.170 of City Code requiring two readings of ordinances.

Objective: Consideration Ordinance G-1115 amending the City Code provisions requiring two readings of ordinances.

Explanation of Issue: In the last legislative session, a HB 2166 was passed which eliminated the requirement for two readings of ordinances in Commission Cities of the First Class.

Because section 105.170 the City Code of Junction City mirrors the former state statute, in order to eliminate the requirement for two readings of ordinances, it is necessary to amend the City Code.

The attached Ordinance G-1115 eliminates the language which was also eliminated in HB 2166.

A marked version of Section 105.170 showing the changes made by Ordinance G-1115 is attached.

Budget Impact: None

Alternatives:

1. Approve Ordinance G-1115
2. Disapprove Ordinance G-1115
3. Table the request.

Recommendation: Approve Ordinance G-1115

Suggested Motion:

Move to Approve Ordinance G-1115

Enclosures:

Ordinance G-1115

Marked Version of Section 105.170 to show changes

HB 2166

SECTION 105.170: - PASSING OF ORDINANCES

A. All ordinances shall be considered at a public meeting of the Commission, except as otherwise herein provided or where a ~~Statute~~ statute provides a different procedure for an ordinance for a specific purpose; ~~provided, that no ordinance other than one providing for the appropriation of funds, shall be passed finally on the day it is introduced, except in the case of public emergencies, and then only when requested by the Mayor in writing, but no ordinance granting a franchise or special privilege shall ever be passed as an emergency measure.~~

B. After presentation and amendment, if any, of the ordinance, the question shall be: "Shall the ordinance pass?" The vote on the final passage of an ordinance shall be taken by "yeas" and "nays", which shall be entered on the journal by the Clerk; and no ordinance shall be valid unless a majority of, or otherwise required by law, the members of the Commission vote in favor thereof; provided however, that no ordinance shall contain more than one (1) subject, which shall be clearly expressed in its title, and no section or sections shall be revised or amended unless the amending ordinance contains the entire section revised, and the section or sections amended shall be repealed.

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Comparison Time	0.55 seconds
compareDocs version	v3.4.2.19

Sources	
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Modified Document	[#19114451] [v2] 105.170 marked to show changes.docx

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SUBSTITUTE FOR HOUSE BILL No. 2166

AN ACT concerning cities; relating to the publication of certain ordinances;
amending K.S.A. 12-3001 and 12-3007 and repealing the existing sections.

Be it enacted by the Legislature of the State of Kansas:

Section 1. K.S.A. 12-3001 is hereby amended to read as follows: 12-3001. All ordinances of a city shall be considered at a public meeting of the governing body except as otherwise herein provided or where a statute provides a different procedure for an ordinance for a specific purpose. ~~Provided, That in commission cities of the first class no ordinance other than one providing for the appropriation of funds, shall be passed finally on the day it is introduced, except in the case of public emergencies, and then only when requested by the mayor in writing, but no ordinance granting a franchise or special privilege shall ever be passed as an emergency measure.~~

Sec. 2. K.S.A. 12-3007 is hereby amended to read as follows: 12-3007. (a) The city clerk shall cause all ordinances, except appropriation ordinances, as soon as practicable after they have been passed and signed, passed over the mayor's veto or will take effect without signature, to be published once in the official city newspaper, unless a statute requires more publications. Ordinances shall take effect the day of publication unless a different and later day is stated in the ordinance or otherwise specified by statute: *Provided*, That appropriation ordinances shall take effect upon passage. The publisher shall print in a line preceding the number of the ordinance a statement in parentheses as follows: (Published _____, 1920____), giving the month, day and year. The manner of publication and effective date of codifications shall be as herein after provided.

(b) *In lieu of full publication of an ordinance pursuant to this section, a city may opt to publish a summary of the ordinance so long as:*

(1) *The publication is identified as a "summary" and contains notice that the complete text of the ordinance may be obtained or viewed free of charge at the office of the city clerk;*

(2) *the city attorney certifies the summary of the ordinance prior to publication to ensure that the summary is legally accurate and sufficient; and*

(3) *the publication contains the city's official website address where a reproduction of the original ordinance is available for a minimum of one week following the summary publication in the newspaper.*

If an ordinance is subject to petition pursuant to state law, then the summary shall contain a statement that the ordinance is subject to petition.

Sec. 3. K.S.A. 12-3001 and 12-3007 are hereby repealed.

Sec. 4. This act shall take effect and be in force from and after its publication in the statute book.

I hereby certify that the above BILL originated in the
HOUSE, and passed that body

Speaker of the House.

Chief Clerk of the House.

Passed the SENATE _____

President of the Senate.

Secretary of the Senate.

APPROVED _____

Governor.

ORDINANCE NO. G-1115

AN ORDINANCE RELATING TO ADMINISTRATION BY AMENDING SECTION 600.230 ENTITLED "PASSING OF ORDINANCES" OF ARTICLE II, ENTITLED "COMMISSION MEETINGS," OF CHAPTER 105, ENTITLED "ADMINISTRATION," OF TITLE I, ENTITLED "GOVERNMENT CODE" OF THE CODE OF ORDINANCES OF THE CITY OF JUNCTION CITY, KANSAS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:

SECTION 1. Section 105.170 of Article II of Chapter 105 of Title I the Code of Ordinances of the City of Junction City, Kansas is amended by deleting the existing Section 105.170 and substituting therefore the following new Section 105.170 to read as follows:

SECTION 105.170: - PASSING OF ORDINANCES

A. All ordinances shall be considered at a public meeting of the Commission, except as otherwise herein provided or where a statute provides a different procedure for an ordinance for a specific purpose.

B. After presentation and amendment, if any, of the ordinance, the question shall be: "Shall the ordinance pass?" The vote on the final passage of an ordinance shall be taken by "yeas" and "nays", which shall be entered on the journal by the Clerk; and no ordinance shall be valid unless a majority of, or otherwise required by law, the members of the Commission vote in favor thereof; provided however, that no ordinance shall contain more than one (1) subject, which shall be clearly expressed in its title, and no section or sections shall be revised or amended unless the amending ordinance contains the entire section revised, and the section or sections amended shall be repealed.

SECTION 2. This Ordinance shall be in full force and effect from and after its publication as required by law.

PASSED by the Governing Body of the City of Junction City on _____ 2012 and signed by the Mayor.

Pat Landes, Mayor

ATTEST:

Tyler Ficken, City Clerk

Backup material for agenda item:

- e. Consideration and Approval of Westar Modified Easements.

City of Junction City

City Commission

Agenda Memo

August 7, 2012 Meeting Date

From: Katie Logan, City Attorney
To: City Commission & Gerry Vernon, City Manager
Subject: Consideration and Approval of Westar Modified Easements

Objective: Granting of four (4) modified easements to Weststar for the installation and modification of an existing transmission line through the City of Junction City in exchanged for a payment of \$10,000.

Explanation of Issue: Westar has submitted a request to the City to modify four existing right of way easements. The existing easement areas are located on property owned by the City and are shown on the attached aerial photos labeled The Bluffs, South Park I, South Park II and Spin City.

The existing easements are for above ground transmission of electricity and were created in the 1930s.

Westar has informed City staff that it plans to keep the same line that it currently has, and replace the "quad-foot" poles with stronger single foot poles. It will also be enlarging the size of the transmission lines as they do this. Westar plans to reduce their easements from 100 feet to 50 feet as part of their replacement project. The project is planned for construction being in 2013.

The modified easements also include the right to have "Westar internal communication and distribution lines."

Westar initially also requested that the easements be expanded to include underground lines, but then abandoned that request.

The modified easements reduce the area of existing easements by 50%. In all other respects the modified easements do not materially change the existing easements. Under the existing easements, the City may not erect improvements on the easement area which will interfere with the easements. The modified easement documents clarify that Westar's consent is required if new improvements are to be erected on the easement property. In the case of Spin City property, in which the easement is located above the existing miniature golf course, the modified easement states that the City will not make changes to which will bring

the existing structures on the miniature golf course closer to the overhead transmission lines.

In exchange for the modified easements, Westar has agreed to pay the City \$2,500 per modified easement, or a total of \$10,000. Ms. Beatty, Assistant City Manager/ Finance Director, has confirmed that this amount is reasonable given the fact that the easements already exist, is being reduced by 50%, and the additional rights being given to the easement holder are minimal.

Budget Impact: Income to the City of \$10,000

Staff Recommendation: Approval of Modified Easements.

Alternatives:

1. Approve Modified Easements
2. Disapprove Modified Easements
3. Table the request.

Suggested Motions:

Move to approve Partial Release and Modification of Right of Way No. GE-022 between the City and Westar Energy, Inc.

Move to approve Partial Release and Modification of Right of Way No. GE-028 between the City and Westar Energy, Inc.

Move to approve Partial Release and Modification of Right of Way No. GE-029 between the City and Westar Energy, Inc.

Move to approve Partial Release and Modification of Right of Way No. GE-093 between the City and Westar Energy, Inc.

Enclosures:

Partial Release and Modification of Right of Way No. GE-022 between the City and Westar Energy, Inc. [location, the Bluffs]

Depiction of location of existing Westar Easement at The Bluffs location

Partial Release and Modification of Right of Way No. GE-028 between the City and Westar Energy, Inc. [location, South Park II]

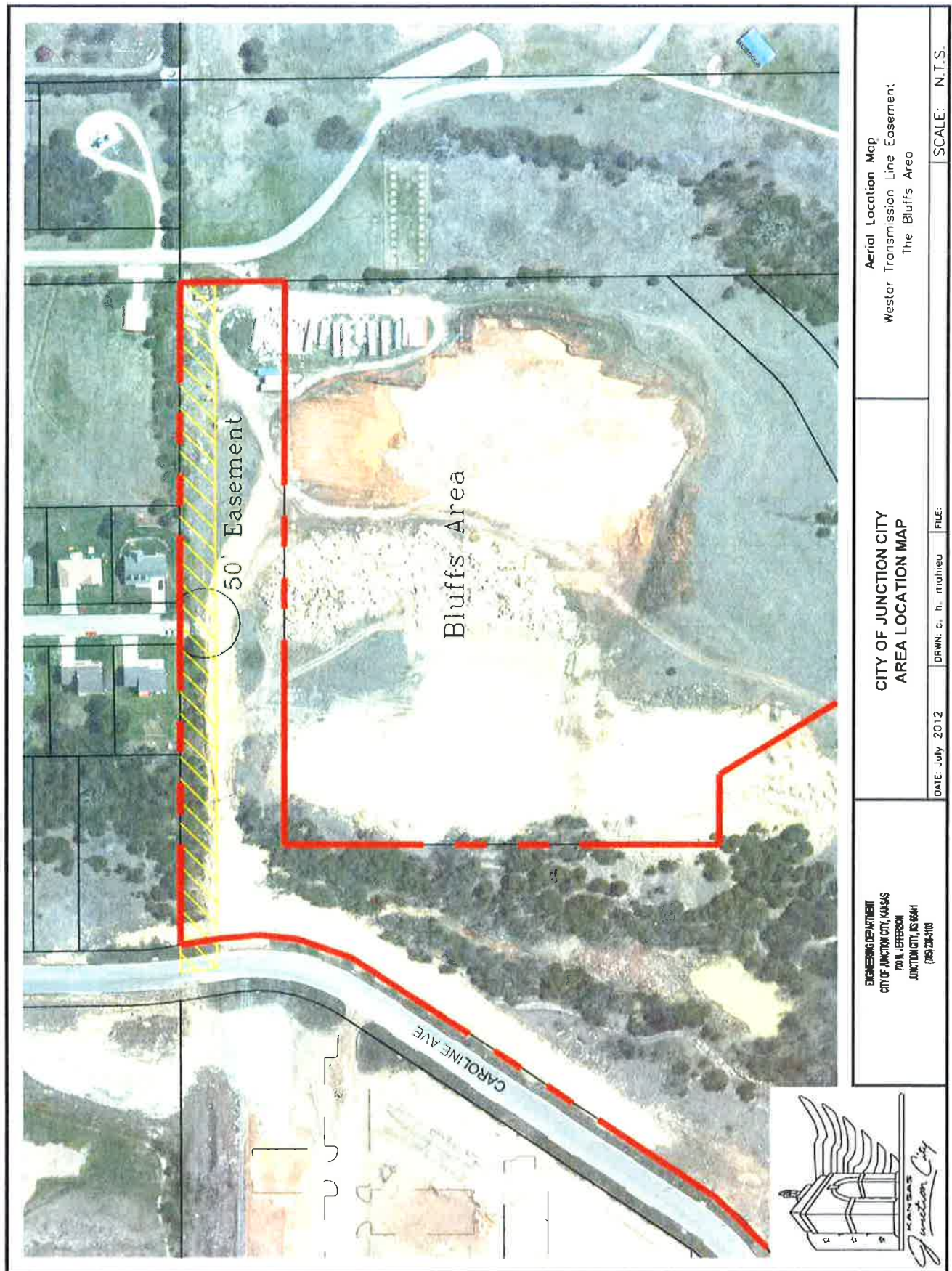
Depiction of location of existing Westar Easement at South Park II location

Partial Release and Modification of Right of Way No. GE-029 between the City and Westar Energy, Inc. [location, the South Park I]

Depiction of location of existing Westar Easement at South Park I location

Partial Release and Modification of Right of Way No. GE-093 between the City and Westar Energy, Inc. [location, Spin City]

Depiction of location of existing Westar Easement at Spin City location





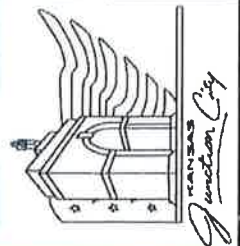




Aerial Location Map
Weststar Transmission Line Easement
Spin City Area

CITY OF JUNCTION CITY
AREA LOCATION MAP

ENGINEERING DEPARTMENT
CITY OF JUNCTION CITY, KANSAS
TOM L. JEFFERSON
JUNCTION CITY, KS 66441
(913) 238-5100



SCALE: N.T.S.

DATE: July 2012 DRAWN: c. h. mahieu FILE:

SE/4, S15, T12S, R5E

PARTIAL RELEASE AND MODIFICATION OF RIGHT OF WAY
("Release and Modification")

KNOW ALL MEN BY THESE PRESENTS, that subject to and in consideration of the mutual covenants herein contained, the sufficiency of which are hereby acknowledged, and effective upon the date of execution hereafter set forth, **The City of Junction City, a municipality**, ("Landowner"), of the first part, the current owner in fee simple (subject to easements of record) of the property described in this Release and Modification, and Westar Energy, Inc., a Kansas corporation ("WESTAR"), of the second part, as successor in the interest of **The United Power & Light Corporation**, is the owner of one or more easements by virtue of that certain **Right-of-Way Easement**, with **R. B. Fegan and Marian Fegan, husband and wife**, as Grantors, dated **June 24, 1930** and recorded in the office of the **Register of Deeds of Geary County, Kansas**, at Book **0**, Page **274**, covering the following described real estate, in **Geary County, Kansas**, to wit:

Beginning at a point on the east line of the west 1/2 of the SW 1/4 of Section 14, Township 12 South, Range 5 East of the 6th P.M., Geary County, Kansas, said point being 32 feet more or less south of the north line of said quarter section, the centerline of the transmission bears in a westerly direction across the section line to a point on the west line of the SE 1/4 of Section 15, Township 12 South, Range 5 East of the 6th P.M., Geary County, Kansas, which point is 10 feet more or less, south of the north line of said SE 1/4 of said Section 15

(which easement is hereafter referred to as the "Originally Granted Easement"), hereby agrees as follows:

PARTIAL RELEASE OF RIGHT OF WAY. Subject to the conditions herein contained, WESTAR does hereby release, relinquish and surrender all its right, title and interest in and to the Originally Granted Easement **insofar and only with respect to** the following described property, to wit:

Lot Two (2), Block Two (2), The Bluffs Addition to Junction City, Kansas

A tract of land located in the Southeast Quarter of Section 15, Township 12 South, Range 5 East of the 6th Principal Meridian, Geary County, Kansas, being more particularly described as follows: Commencing at the Southeast corner of said Southeast Quarter of Section 15;

Thence S 89° 43' 28" W along the South line of said Southeast Quarter a distance of 1440.69 feet to a point on the Northerly Right-of-Way line of Goldenbelt Boulevard;

Thence N 19° 45' 53" W along said Northerly Right-of-Way line a distance of 273.35 feet;

Thence continuing along said Northerly Right-of-Way line on a curve to the left having a radius of 654.14 feet, a chord bearing of N 27° 28' 06" W and a chord distance of 175.38 feet, an arc length of 175.90 feet to the point of beginning of the tract to be described; Thence continuing along said Northerly Right-of-Way line on said curve to the left, having a radius of 654.14 feet, a chord bearing of N 39° 51' 50" W a chord distance of 107.01 feet, an arc length of 107.13 feet;

Thence N 14° 26' 27" E continuing along said Northerly Right-of-Way line a distance of 80.29 feet;

Thence continuing along said Northerly Right-of-Way line on a curve to the left having a radius of 724.14 feet, a chord bearing of N 59° 17' 20" W and a chord distance of 287.73 feet, an arc length of 289.66 feet;

Thence S 40° 56' 45" W continuing along said Northerly Right-of-Way line a distance of 85.30 feet; Thence N 12° 54' 03" E a distance of 39.03 feet;

Thence on a curve to the left, having a radius of 290.00 feet, a chord bearing of N 03° 30' 50" W, a chord distance of 163.90 feet, an arc length of 166.17 feet;

Thence N 19° 55' 44" W a distance of 158.11 feet; Thence on a curve to the left, having a radius of 290.00 feet, a chord bearing of N 27° 21' 27" W, a chord distance of 74.98 feet, an arc length of 75.19 feet;

Thence N 34° 47' 09" W a distance of 247.94 feet; Thence of a curve to the right, having a radius of 210.00 feet, a chord bearing of N 17° 23' 34" W, a chord distance of 125.55 feet, an arc length of 127.50 feet;

Thence N 00° 00' 00" E a distance of 40.52 feet; Thence on a curve to the right, having a radius of 210.00 feet, a chord bearing of N 33° 11' 25" E, a chord distance of 229.92 feet, an arc length of 243.30 feet;

Thence N 66° 22' 50" E a distance of 376.87 feet; Thence on a curve to the left, having a radius of 290.00 feet, a chord bearing of

N 50° 08' 30" E, a chord distance of 162.19 feet, an arc length of 164.38 feet;

Thence N 33° 54' 10" E a distance of 584.55 feet; Thence on a curve to the left, having a radius of 290.00 feet, a chord bearing of N 11° 27' 53" E, a chord distance of 221.38 feet, an arc length of 227.14 feet;

Thence on a curve to the right, having a radius of 960.00 feet, a chord bearing of N 09° 19' 27" W, a chord distance of 55.26 feet, an arc length of 55.27 feet to a point on the North line of said Southeast Quarter;

Thence N 89° 50' 37" E along said North line a distance of 428.71 feet; Thence on a curve to the left, having a radius of 50.00 feet, an initial tangent bearing of S 44° 15' 56" W, an arc length of 234.61 feet to a point on said North line of the Southeast Quarter; Thence N 89° 50' 37" E along said North line a distance of 456.74 feet;

Thence S 00° 42' 51" E parallel to and 288.00 feet West of the East line of said Southeast Quarter a distance of 149.52 feet; Thence N 90° 00' 00" W a distance of 813.22 feet;

Thence S 00° 00' 00" W a distance of 616.00 feet;

Thence S 90° 00' 00" E a distance of 101.31 feet;

Thence S 30° 56' 40" E a distance of 240.95 feet;

Thence S 90° 00' 00" E a distance of 121.55 feet;

Thence S 48° 31' 13" E a distance of 71.94 feet;

Thence on a curve to the left, having a radius of 290.00 feet, a chord bearing of S 20° 11' 55" W, a chord distance of 210.51 feet, an arc length of 215.43 feet;

Thence on a curve to the right, having a radius of 215.00 feet, a chord bearing of S 25° 02' 46" W, a chord distance of 189.37 feet, an arc length of 196.09 feet;

Thence S 51° 10' 29" W a distance of 472.46 feet;

Thence on a curve to the left, having a radius of 285.00 feet, a chord bearing of S 40° 00' 07" W, a chord distance of 110.45 feet, an arc length of 111.15 feet;

Thence S 28° 49' 46" W a distance of 442.30 feet;

Thence on a curve to the right, having a radius of 165.00 feet, a chord bearing of S 43° 43' 12" W, a chord distance of 84.80 feet, an arc length of 85.76 feet;

Thence S 58° 36' 39" W a distance of 21.80 feet to the point of beginning, contains 36.56 acres, more or less, subject to easements, reservations and restrictions now of record

Except and reserving unto Westar Energy, Inc., a strip of land 50 feet in Width across a tract of land in the **Southeast Quarter** of **Section 15 Township 12S, Range 5E** of the 6th P.M., **Geary County, Kansas**, more particularly described as follows:

See Exhibit "A", page 1 & 2, attached hereto and made part of this instrument by reference.

That part of the real estate burdened by the Originally Granted Easement, and upon or across which the easement has not been released hereby, is referred to as the "Retained Easement," and as to the Retained Easement, all rights and interest of WESTAR shall remain in full force and effect, as amended below.

Right of Way Reserved and Modified. In consideration for the above described partial release, Landowner hereby acknowledges and agrees that the rights, as stated in the Originally Granted easement, shall be modified to include the right and easement to erect, install, alter, reconstruct, operate and maintain under varying conditions of operation, renew, replace relocate, and remove electric and WESTAR internal communication transmission and distribution lines, the wood and steel poles and towers, anchors, guys, crossarms, insulators, conductors, ducts, cables, and other equipment appurtenant thereto for the transmission and distribution of electric energy and WESTAR internal communications on, along, across, and over the Retained Easement, together with the right of ingress and egress from the Retained Easement and contiguous lands, if any, owned by Landowner, for the purpose of surveying, erecting, constructing, maintaining, inspecting, rebuilding, replacing and repairing WESTAR's lines which are located upon the Retained Easement. In exercising its right of ingress and egress, WESTAR shall, whenever practicable, use existing roads or lanes.

WESTAR shall have the further rights to erect, maintain and use gates in all fences which cross or which shall hereafter cross the route of said lines, together with the right to trim, remove, eradicate, cut and clear away any trees, limbs and brush on above described land now or at any future time. WESTAR shall have the further right to trim and clear away any trees, limbs, and brush on lands adjacent to the above-described Retained Easement whenever in its judgment such will interfere with or endanger the construction, operation or maintenance of said lines. WESTAR shall at its election have the right to remove said trees, limbs and brush by bulldozing. All logs, limbs and brush shall be burned or removed by WESTAR unless otherwise agreed to by Landowner.

The Landowner, Landowner's heirs, or assigns, may cultivate, use and enjoy the land burdened by the Retained Easement above-described, provided such use shall not in the reasonable judgment of WESTAR, interfere with or endanger the construction, operation or maintenance of said lines, and provided further that no improvements, buildings or structures shall be constructed or placed on the Retained Easement without the prior written consent of WESTAR, which shall not be unreasonably withheld.

THIS Partial Release and acknowledgment of rights herein shall be binding upon the successors and assigns of the undersigned.

IN WITNESS WHEREOF, the parties hereto have caused this Partial Release and Modification of Right of Way to be duly executed this ____ day of _____, _____.

THE CITY OF JUNCTION CITY,
A MUNICIPALITY

WESTAR ENERGY, INC.

Kelly B. Harrison, Vice President

ACKNOWLEDGMENT

STATE OF)
) SS:
COUNTY OF)

I, _____, do hereby certify that

personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument,
appeared before me in person and acknowledged that _____ signed and delivered the said instrument as a
free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this _____ day of _____, 20____.

My appointment expires:

Notary Public

ACKNOWLEDGMENT

STATE OF)
) SS:
COUNTY OF)

I, _____, do hereby certify that

personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument,
appeared before me in person and acknowledged that _____ signed and delivered the said instrument as a
free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this _____ day of _____, 20____.

My appointment expires:

Notary Public

CORPORATE ACKNOWLEDGMENT

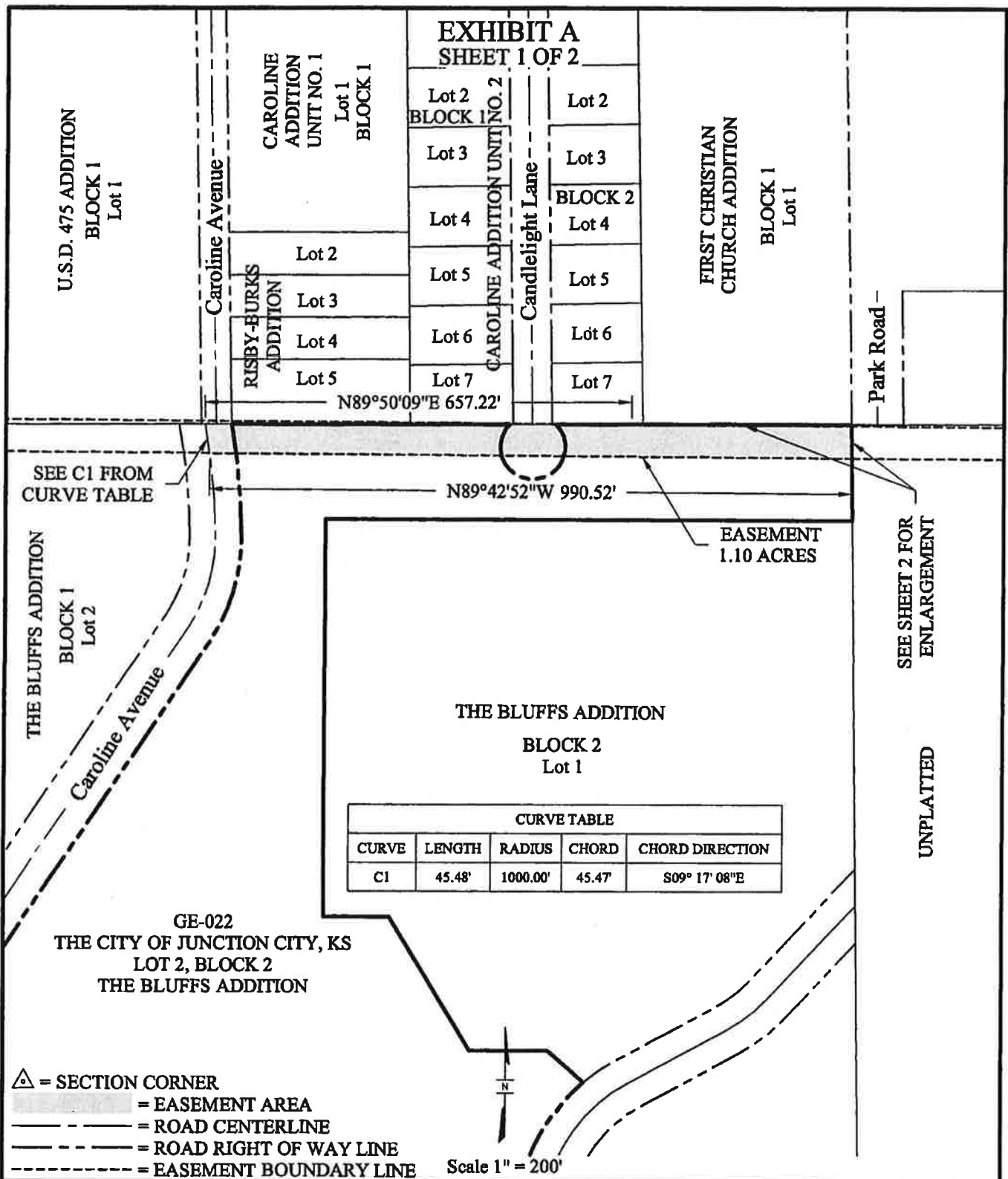
STATE OF KANSAS)
) SS:
COUNTY OF SHAWNEE)

BE IT REMEMBERED, that on this _____ day of _____, _____, before me, a Notary Public in and for said State, came Kelly B. Harrison, Vice President of Westar Energy, Inc., to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same for and on behalf of, and as the act and deed of, said corporation.

IN WITNESS WHEREOF, I have subscribed my name and affixed my official seal the day and year last above written.

My Appointment Expires:

Notary Public



**WILSON
& COMPANY**

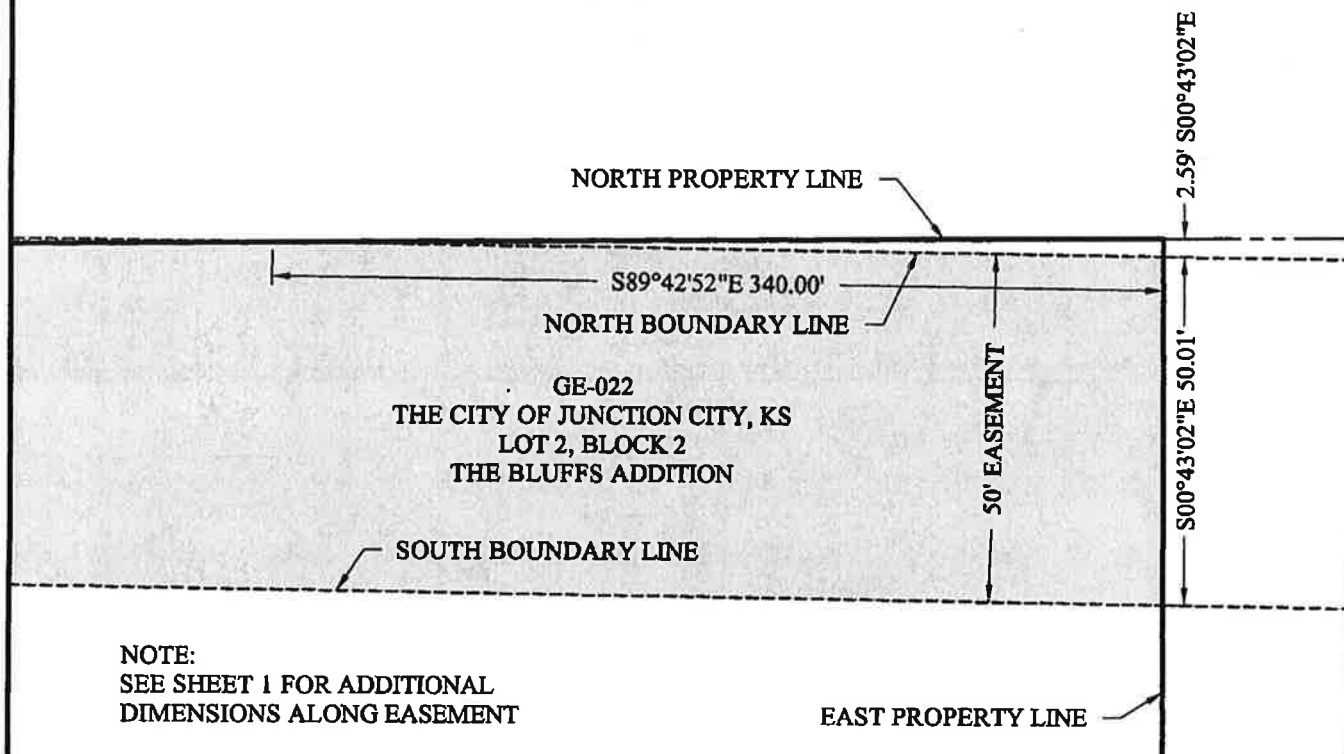
1700 E. IRON AVENUE
SALINA, KANSAS 67401
(785)-827-0433
(785)-827-5949 FAX

WEST JUNCTION TO FORT JUNCTION
115.10 TRANSMISSION LINE

Westar Energy

COUNTY	OWNER	TRACT NO.	PROJECT NO. 11-253
GEARY	THE CITY OF JUNCTION CITY, KS	GE-022	DATE: 4/24/12

EXHIBIT A
SHEET 2 OF 2



△ = SECTION CORNER

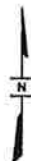
— = EASEMENT AREA

— = ROAD CENTERLINE

— = ROAD RIGHT OF WAY LINE

— = EASEMENT BOUNDARY LINE

Not To Scale



**WILSON
& COMPANY**

1700 E. IRON AVENUE
SALINA, KANSAS 67401
(785)-827-0433
(785)-827-5949 FAX

WEST JUNCTION TO FORT JUNCTION
115.10 TRANSMISSION LINE

Westar Energy

COUNTY

OWNER

TRACT NO.

PROJECT NO. 11-253

GEARY

THE CITY OF JUNCTION CITY, KS

GE-022

DATE: 4/24/12

SE/4, S15, T12S, R5E

PARTIAL RELEASE AND MODIFICATION OF RIGHT OF WAY
("Release and Modification")

KNOW ALL MEN BY THESE PRESENTS, that subject to and in consideration of the mutual covenants herein contained, the sufficiency of which are hereby acknowledged, and effective upon the date of execution hereafter set forth, **The City of Junction City, Kansas, A Municipal Corporation**, ("Landowner"), of the first part, the current owner in fee simple (subject to easements of record) of the property described in this Release and Modification, and Westar Energy, Inc., a Kansas corporation ("WESTAR"), of the second part, as successor in the interest of **The United Power & Light Corporation**, is the owner of one or more easements by virtue of that certain **Right-of-Way Easement**, with **R. B. Fegan and Marian Fegan, husband and wife**, as Grantors, dated **June 24, 1930** and recorded in the office of the **Register of Deeds of Geary County, Kansas**, at Book **0**, Page **274**, covering the following described real estate, in Geary County, Kansas, to wit:

Beginning at a point on the east line of the west 1/2 of the SW 1/4 of Section 14, Township 12 South, Range 5 East of the 6th P.M., Geary County, Kansas, said point being 32 feet more or less south of the north line of said quarter section, the centerline of the transmission bears in a westerly direction across the section line to a point on the west line of the SE 1/4 of Section 15, Township 12 South, Range 5 East of the 6th P.M., Geary County, Kansas, which point is 10 feet more or less, south of the north line of said SE 1/4 of said Section 15

(which easement is hereafter referred to as the "Originally Granted Easement"), hereby agrees as follows:

PARTIAL RELEASE OF RIGHT OF WAY. Subject to the conditions herein contained, WESTAR does hereby release, relinquish and surrender all its right, title and interest in and to the Originally Granted Easement **insofar and only with respect to** the following described property, to wit:

A tract of land in the Southeast Quarter (SE ¼) of Section Fifteen (15), Township Twelve (12) South, Range Five (5) East, (S15, T12S, R5E) and the Southwest Quarter (SW ¼) of Section Fourteen (14), Township Twelve (12) South, Range Five (5) East (S14, T12S, R5E) of the Sixth Principal Meridian (6th P.M.), Geary County, Kansas, more particularly described as follows:

BEGINNING at the East Quarter corner of said Section Fifteen (15), also being the West Quarter corner of said Section Fourteen (14); THENCE Easterly along the East-West Quarter line of said Section Fourteen (14), also being the South line of Saint Marys Cemetery, a distance of one thousand three hundred thirty-one and thirty-six hundredths feet (1331.36') to the Northeast corner of the West half of the Southwest Quarter of said Section Fourteen (14); THENCE South along the East line of the West half of the Southwest Quarter of said Section Fourteen (14) to the Northwestern right-of-way line of a county road also known as Old U.S. Highway 40; THENCE Southwesterly along said Northwestern right-of-way line to a point on said right-of-way line two thousand four hundred feet (2400.0') South of said East-West Quarter line of said Section Fourteen (14); THENCE West parallel to said East-West Quarter line of said Section Fourteen (14) to a point two hundred eighty-eight feet (288.0') West of the East line of said Section Fifteen (15); THENCE Northerly along a line parallel to the East line of said Section Fifteen (15) to a point on the East-West Quarter line of said Section Fifteen (15); THENCE East along the East-West Quarter line of said Section Fifteen (15) a distance of two hundred eighty-eight feet (288.0') to the Point of Beginning

Except and reserving unto Westar Energy, Inc., a strip of land 50 feet in Width across a tract of land in the **Southeast Quarter** of Section 15 Township 12S, Range 5E of the 6th P.M., Geary County, Kansas, more particularly described as follows:

See Exhibit "A" attached hereto and made part of this instrument by reference.

That part of the real estate burdened by the Originally Granted Easement, and upon or across which the easement has not been released hereby, is referred to as the "Retained Easement," and as to the Retained Easement, all rights and interest of WESTAR shall remain in full force and effect, as amended below.

Right of Way Reserved and Modified. In consideration for the above described partial release, Landowner hereby acknowledges and agrees that the rights, as stated in the Originally Granted easement, shall be modified to include the right and easement to erect, install, alter, reconstruct, operate and maintain under varying conditions of operation, renew, replace relocate, and remove electric and WESTAR internal communication transmission and distribution lines, the wood and steel poles and towers, anchors, guys, crossarms, insulators, conductors, ducts, cables, and other equipment appurtenant thereto for the transmission and distribution of electric energy and WESTAR internal communications on, along, across, and over the Retained Easement, together with the right of ingress and egress from the Retained Easement and contiguous lands, if any, owned by Landowner, for the purpose of surveying, erecting, constructing, maintaining, inspecting, rebuilding, replacing and repairing WESTAR's lines which are located upon the Retained Easement. In exercising its right of ingress and egress, WESTAR shall, whenever practicable, use existing roads or lanes.

WESTAR shall have the further rights to erect, maintain and use gates in all fences which cross or which shall hereafter cross the route of said lines, together with the right to trim, remove, eradicate, cut and clear away any trees, limbs and brush on above described land now or at any future time. WESTAR shall have the further right to trim and clear away any trees, limbs, and brush on lands adjacent to the above-described Retained Easement whenever in its judgment such will interfere with or endanger the construction, operation or maintenance of said lines. WESTAR shall at its election have the right to remove said trees, limbs and brush by bulldozing. All logs, limbs and brush shall be burned or removed by WESTAR unless otherwise agreed to by Landowner.

The Landowner, Landowner's heirs, or assigns, may cultivate, use and enjoy the land burdened by the Retained Easement above-described, provided such use shall not in the reasonable judgment of WESTAR, interfere with or endanger the construction, operation or maintenance of said lines, and provided further that no improvements, buildings or structures shall be constructed or placed on the Retained Easement without the prior written consent of WESTAR, which shall not be unreasonably withheld.

THIS Partial Release and acknowledgment of rights herein shall be binding upon the successors and assigns of the undersigned.

IN WITNESS WHEREOF, the parties hereto have caused this Partial Release and Modification of Right of Way to be duly executed this ____ day of _____, ____.

THE CITY OF JUNCTION CITY,
KANSAS, A MUNICIPAL
CORPORATION

WESTAR ENERGY, INC.

Kelly B. Harrison, Vice President

ACKNOWLEDGMENT

STATE OF)
) SS:
COUNTY OF)

I, _____, do hereby certify that

personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument,
appeared before me in person and acknowledged that _____ signed and delivered the said instrument as a
free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this _____ day of _____, 20____.

My appointment expires:

Notary Public

ACKNOWLEDGMENT

STATE OF)
) SS:
COUNTY OF)

I, _____, do hereby certify that

personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument,
appeared before me in person and acknowledged that _____ signed and delivered the said instrument as a
free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this _____ day of _____, 20____.

My appointment expires:

Notary Public

CORPORATE ACKNOWLEDGMENT

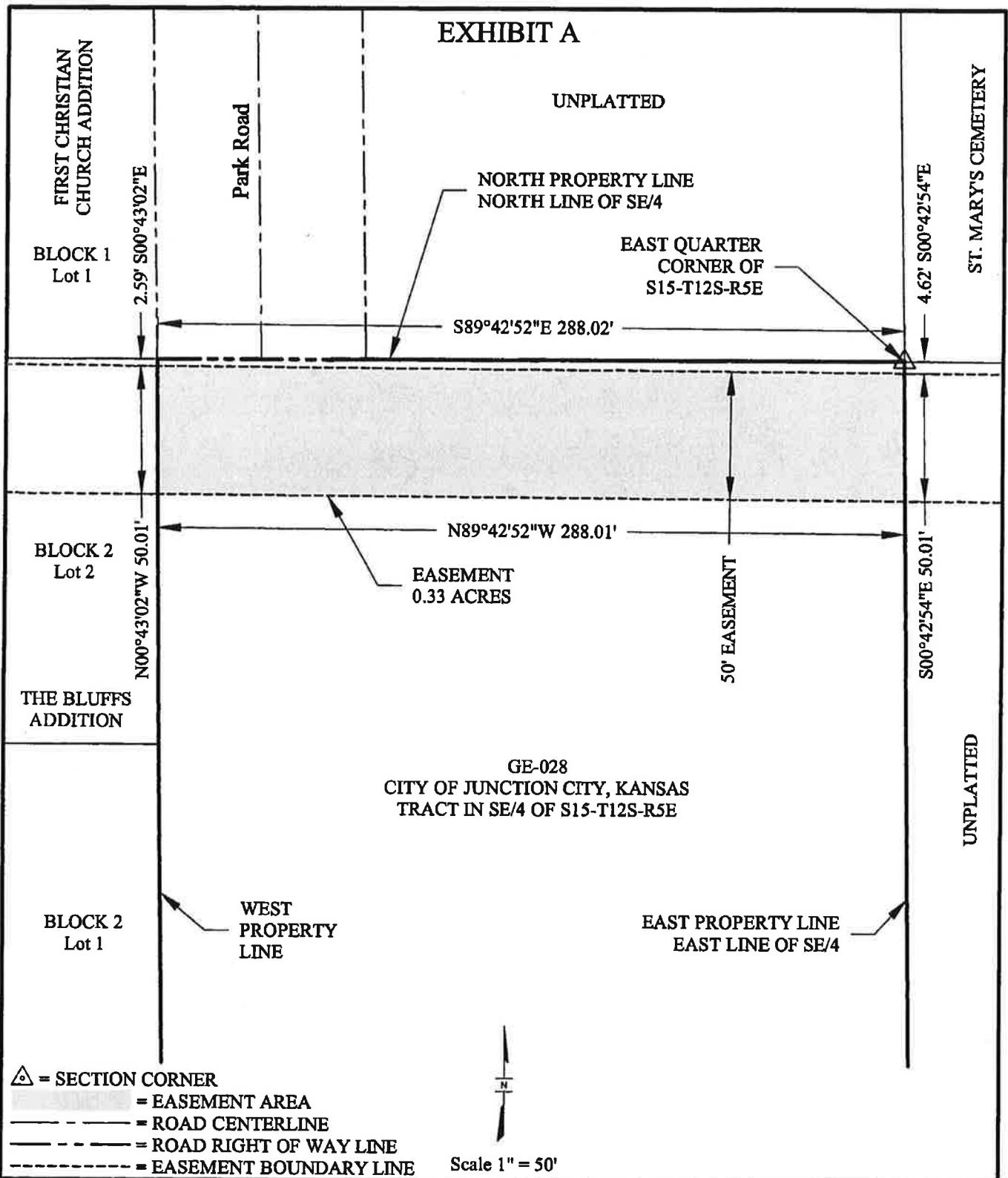
STATE OF KANSAS)
) SS:
COUNTY OF SHAWNEE)


BE IT REMEMBERED, that on this _____ day of _____, _____, before me, a Notary Public in and for said State, came Kelly B. Harrison, Vice President of Westar Energy, Inc., to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same for and on behalf of, and as the act and deed of, said corporation.

IN WITNESS WHEREOF, I have subscribed my name and affixed my official seal the day and year last above written.

My Appointment Expires:

Notary Public



WILSON & COMPANY 1700 E. IRON AVENUE SALINA, KANSAS 67401 (785)-827-0433 (785)-827-5949 FAX	WEST JUNCTION TO FORT JUNCTION 115.10 TRANSMISSION LINE			 PROJECT NO. 11-253 DATE: 4/24/12
	COUNTY	OWNER	TRACT NO.	
	GEARY	CITY OF JUNCTION CITY, KANSAS	GE-028	

SW/4, S14, T12S, R5E

PARTIAL RELEASE AND MODIFICATION OF RIGHT OF WAY
("Release and Modification")

KNOW ALL MEN BY THESE PRESENTS, that subject to and in consideration of the mutual covenants herein contained, the sufficiency of which are hereby acknowledged, and effective upon the date of execution hereafter set forth, **The City of Junction City, Kansas, A Municipal Corporation**, ("Landowner"), of the first part, the current owner in fee simple (subject to easements of record) of the property described in this Release and Modification, and Westar Energy, Inc., a Kansas corporation ("WESTAR"), of the second part, as successor in the interest of **The United Power & Light Corporation**, is the owner of one or more easements by virtue of that certain **Right-of-Way Easement**, with **R. B. Fegan and Marian Fegan, husband and wife**, as Grantors, dated **June 24, 1930** and recorded in the office of the **Register of Deeds** of **Geary County, Kansas**, at **Book 0, Page 274**, covering the following described real estate, in **Geary County, Kansas**, to wit:

Beginning at a point on the east line of the west 1/2 of the SW 1/4 of Section 14, Township 12 South, Range 5 East of the 6th P.M., Geary County, Kansas, said point being 32 feet more or less south of the north line of said quarter section, the centerline of the transmission bears in a westerly direction across the section line to a point on the west line of the SE 1/4 of Section 15, Township 12 South, Range 5 East of the 6th P.M., Geary County, Kansas, which point is 10 feet more or less, south of the north line of said SE 1/4 of said Section 15

(which easement is hereafter referred to as the "Originally Granted Easement"), hereby agrees as follows:

PARTIAL RELEASE OF RIGHT OF WAY. Subject to the conditions herein contained, WESTAR does hereby release, relinquish and surrender all its right, title and interest in and to the Originally Granted Easement **insofar and only with respect to** the following described property, to wit:

A tract of land in the Southeast Quarter (SE ¼) of Section Fifteen (15), Township Twelve (12) South, Range Five (5) East, (S15, T12S, R5E) and the Southwest Quarter (SW ¼) of Section Fourteen (14), Township Twelve (12) South, Range Five (5) East (S14, T12S, R5E) of the Sixth Principal Meridian (6th P.M.), Geary County, Kansas, more particularly described as follows:

BEGINNING at the East Quarter corner of said Section Fifteen (15), also being the West Quarter corner of said Section Fourteen (14); THENCE Easterly along the East-West Quarter line of said Section Fourteen (14), also being the South line of Saint Marys Cemetery, a distance of one thousand three hundred thirty-one and thirty-six hundredths feet (1331.36') to the Northeast corner of the West half of the Southwest Quarter of said Section Fourteen (14); THENCE South along the East line of the West half of the Southwest Quarter of said Section Fourteen (14) to the Northwestern right-of-way line of a county road also known as Old U.S. Highway 40; THENCE Southwesterly along said Northwestern right-of-way line to a point on said right-of-way line two thousand four hundred feet (2400.0') South of said East-West Quarter line of said Section Fourteen (14); THENCE West parallel to said East-West Quarter line of said Section Fourteen (14) to a point two hundred eighty-eight feet (288.0') West of the East line of said Section Fifteen (15); THENCE Northerly along a line parallel to the East line of said Section Fifteen (15) to a point on the East-West Quarter line of said Section Fifteen (15); THENCE East along the East-West Quarter line of said Section Fifteen (15) a distance of two hundred eighty-eight feet (288.0') to the Point of Beginning

Except and reserving unto Westar Energy, Inc., a strip of land 50 feet in Width across a tract of land in the Southwest Quarter of Section 14 Township 12S, Range 5E of the 6th P.M., Geary County, Kansas, more particularly described as follows:

See Exhibit "A", page 1 & 2, attached hereto and made part of this instrument by reference.

That part of the real estate burdened by the Originally Granted Easement, and upon or across which the easement has not been released hereby, is referred to as the "Retained Easement," and as to the Retained Easement, all rights and interest of WESTAR shall remain in full force and effect, as amended below.

Right of Way Reserved and Modified. In consideration for the above described partial release, Landowner hereby acknowledges and agrees that the rights, as stated in the Originally Granted easement, shall be modified to include the right and easement to erect, install, alter, reconstruct, operate and maintain under varying conditions of operation, renew, replace relocate, and remove electric and WESTAR internal communication transmission and distribution lines, the wood and steel poles and towers, anchors, guys, crossarms, insulators, conductors, ducts, cables, and other equipment appurtenant thereto for the transmission and distribution of electric energy and WESTAR internal communications on, along, across, and over the Retained Easement, together with the right of ingress and egress from the Retained Easement and contiguous lands, if any, owned by Landowner, for the purpose of surveying, erecting, constructing, maintaining, inspecting, rebuilding, replacing and repairing WESTAR's lines which are located upon the Retained Easement. In exercising its right of ingress and egress, WESTAR shall, whenever practicable, use existing roads or lanes.

WESTAR shall have the further rights to erect, maintain and use gates in all fences which cross or which shall hereafter cross the route of said lines, together with the right to trim, remove, eradicate, cut and clear away any trees, limbs and brush on above described land now or at any future time. WESTAR shall have the further right to trim and clear away any trees, limbs, and brush on lands adjacent to the above-described Retained Easement whenever in its judgment such will interfere with or endanger the construction, operation or maintenance of said lines. WESTAR shall at its election have the right to remove said trees, limbs and brush by bulldozing. All logs, limbs and brush shall be burned or removed by WESTAR unless otherwise agreed to by Landowner.

The Landowner, Landowner's heirs, or assigns, may cultivate, use and enjoy the land burdened by the Retained Easement above-described, provided such use shall not in the reasonable judgment of WESTAR, interfere with or endanger the construction, operation or maintenance of said lines, and provided further that no improvements, buildings or structures shall be constructed or placed on the Retained Easement without the prior written consent of WESTAR, which shall not be unreasonably withheld.

THIS Partial Release and acknowledgment of rights herein shall be binding upon the successors and assigns of the undersigned.

IN WITNESS WHEREOF, the parties hereto have caused this Partial Release and Modification of Right of Way to be duly executed this ____ day of _____, _____.

THE CITY OF JUNCTION CITY,
KANSAS, A MUNICIPAL
CORPORATION

WESTAR ENERGY, INC.

Kelly B. Harrison, Vice President

ACKNOWLEDGMENT

STATE OF)
) SS:
COUNTY OF)

I, _____, do hereby certify that

personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument,
appeared before me in person and acknowledged that _____ signed and delivered the said instrument as a
free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this _____ day of _____, 20____.

My appointment expires:

Notary Public

ACKNOWLEDGMENT

STATE OF)
) SS:
COUNTY OF)

I, _____, do hereby certify that

personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument,
appeared before me in person and acknowledged that _____ signed and delivered the said instrument as a
free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this _____ day of _____, 20____.

My appointment expires:

Notary Public

CORPORATE ACKNOWLEDGMENT

STATE OF KANSAS)
) SS:
COUNTY OF SHAWNEE)

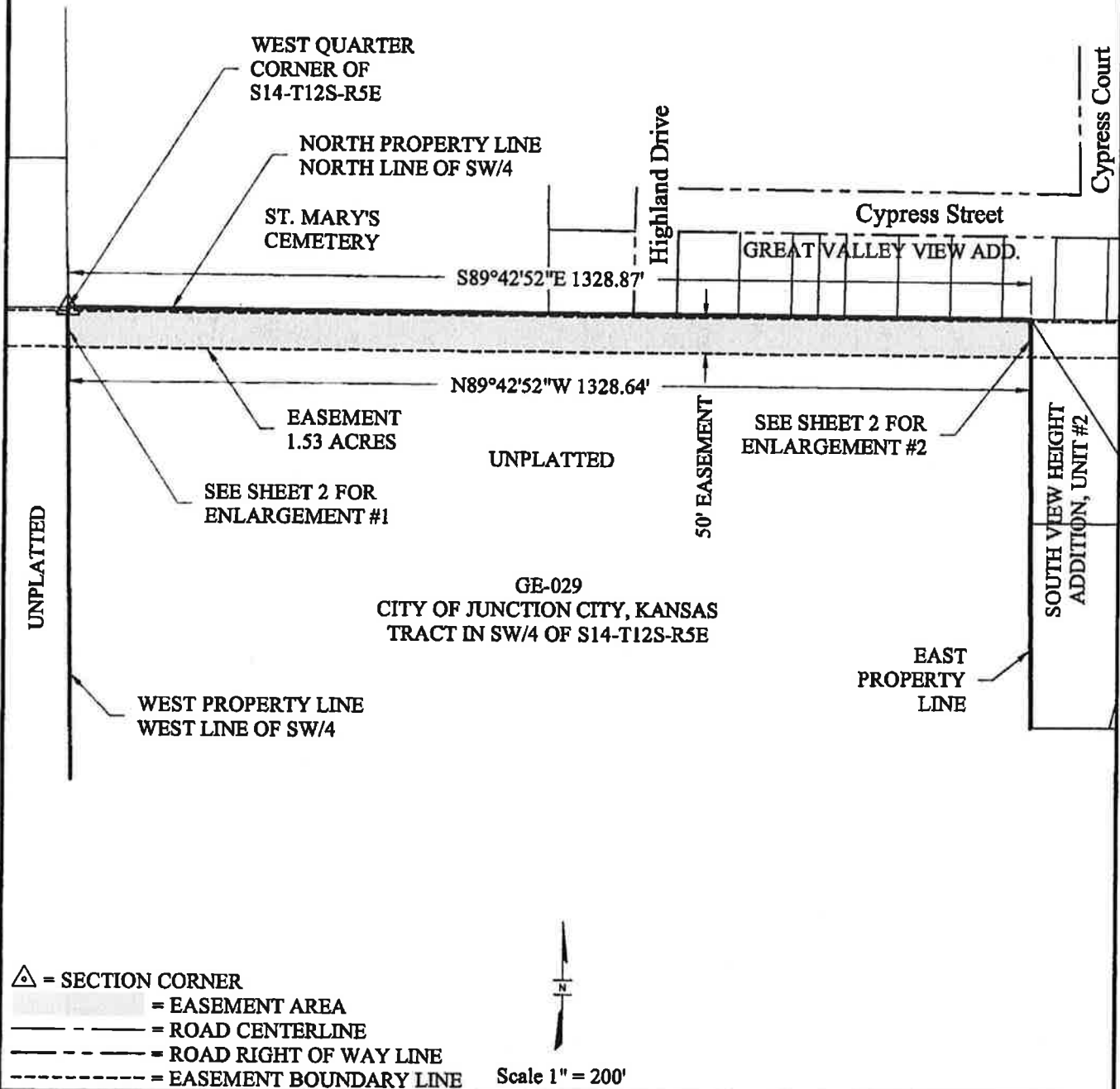
BE IT REMEMBERED, that on this _____ day of _____, _____, before me, a Notary Public in and for said State, came Kelly B. Harrison, Vice President of Westar Energy, Inc., to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same for and on behalf of, and as the act and deed of, said corporation.

IN WITNESS WHEREOF, I have subscribed my name and affixed my official seal the day and year last above written.

My Appointment Expires:

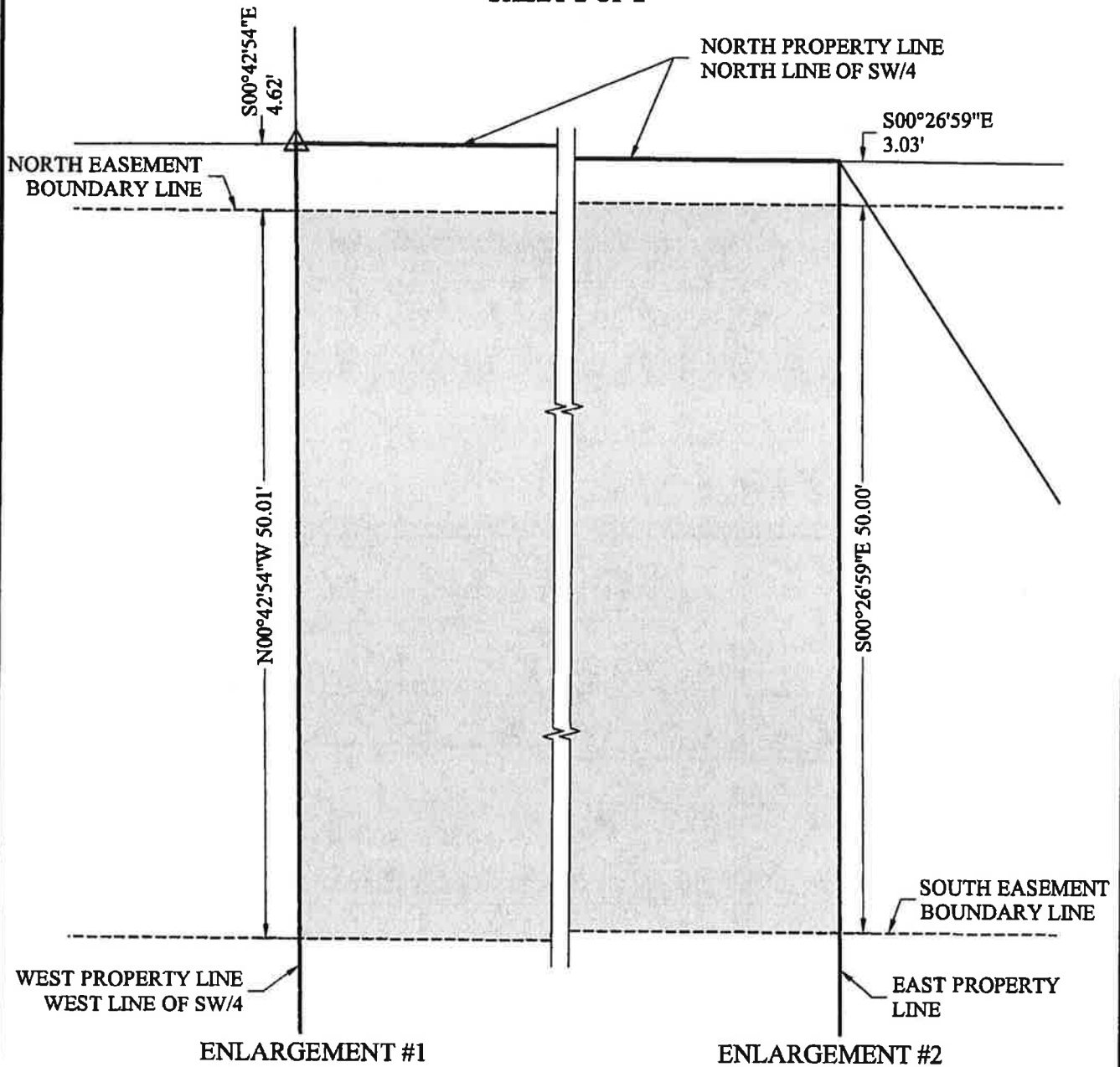
Notary Public

EXHIBIT A
SHEET 1 OF 2



WILSON & COMPANY 1700 E. IRON AVENUE SALINA, KANSAS 67401 (785)-827-0433 (785)-827-5949 FAX	WEST JUNCTION TO FORT JUNCTION 115.10 TRANSMISSION LINE			
	COUNTY	OWNER	TRACT NO.	
	GEARY	CITY OF JUNCTION CITY, KANSAS	GE-029	
			PROJECT NO. 11-253	
			DATE: 4/24/12	

EXHIBIT A
SHEET 2 OF 2



△ = SECTION CORNER
 [Shaded Area] = EASEMENT AREA
 [Solid Line] = ROAD CENTERLINE
 [Dashed Line] = ROAD RIGHT OF WAY LINE
 [Dotted Line] = EASEMENT BOUNDARY LINE

Scale 1" = 10'

**WILSON
& COMPANY**

1700 E. IRON AVENUE
SALINA, KANSAS 67401
(785)-827-0433
(785)-827-5949 FAX

WEST JUNCTION TO FORT JUNCTION
115.10 TRANSMISSION LINE

Westar Energy

COUNTY

OWNER

TRACT NO.

PROJECT NO. 11-253

GEARY

CITY OF JUNCTION CITY, KANSAS

GE-029

DATE: 4/24/12

NW/4, S13, T12S, R5E

PARTIAL RELEASE AND MODIFICATION OF RIGHT OF WAY
("Release and Modification")

KNOW ALL MEN BY THESE PRESENTS, that subject to and in consideration of the mutual covenants herein contained, the sufficiency of which are hereby acknowledged, and effective upon the date of execution hereafter set forth, **The City of Junction City, Geary County, Kansas**, ("Landowner"), of the first part, the current owner in fee simple (subject to easements of record) of the property described in this Release and Modification, and Westar Energy, Inc., a Kansas corporation ("WESTAR"), of the second part, as successor in the interest of **The United Power & Light Corporation**, is the owner of one or more easements by virtue of that certain **Condemnation Proceeding**, with **Robert H. Kepperling**, as Grantors, dated **February 13, 1931** and recorded in the office of the **Clerk of the District Court of Geary County, Kansas**, at **Order No. 7072**, covering the following described real estate, in **Geary County, Kansas**, to wit:

Beginning at a point where the center line of the Northwest Quarter of Section Thirteen (13) Township Twelve South (12), Range Five (5) East crosses the west line of the right-of-way of the Union Pacific Railway Company; thence southwesterly along the west line of right-of-way to a point 248 feet due south of said center line; thence west parallel with said center line about 860 feet of the East line of county road; thence north and east to the center line above mentioned; thence east 760 feet to beginning, containing four and one-half (4 1/2) acres; the centerline of said strip is described as: Beginning at a point on the West Right of Way line of the Union Pacific Railroad, said point being 145 feet more or less, Southwest of the North line of the SW1/4 of the NW 1/4 of Section 13, Township 12 South, Range 5 East of the 6th P.M., in Geary County, Kansas. The centerline of the transmission line bears in a southwesterly direction to a point on the South line of the North four and on half acres lying east of the U.S. Route # 40, said point being 286 feet more or less, West of the West Right of Way of the Union Pacific Railroad, as measured along the South line of said four and on half acre tract

(which easement is hereafter referred to as the "Originally Granted Easement"), hereby agrees as follows:

PARTIAL RELEASE OF RIGHT OF WAY. Subject to the conditions herein contained, WESTAR does hereby release, relinquish and surrender all its right, title and interest in and to the Originally Granted Easement **insofar and only with respect to** the following described property, to wit:

A tract of land being a portion of Lot One (1), Block One (1), EEECT Addition to Junction City, Kansas, also being in the North Half (N1/2) of the Northwest Quarter (NW1/4) of Section Thirteen (13), Township Twelve (12) South, Range Five (5) East of the 6th Principal Meridian, Geary County, Kansas, being more particularly described as follows:

Commencing at the Southwest corner of said Lot One (1), Block One (1), EEECT Addition, said point also being the intersection of the Easterly right-of-way of South Washington Street and the South line of the North Half (N1/2) of said Northwest Quarter (NW1/4); thence S 89° 25' 53" E along the South line of said Lot One (1), Block One (1), EEECT Addition, a distance of 494.76 feet to the Point of Beginning of the tract to be described; thence N 62° 01' 31" W a distance of 53.57 feet; thence N 24° 35' 24" E along the Easterly line of Lot One (1), Block One (1), Hardee's South Addition to Junction City, Kansas, a distance of 184.52 feet to the Northeast corner of said Lot One (1), Block One (1), Hardee's Addition; thence N 25° 50' 44" E a distance of 100.60 feet; thence S 62° 13' 54" E a distance of 229.75 feet to a point on the Westerly right-of-way line of Union Pacific Railroad, also being the Easterly line of Lot One (1), Block One (1), EEECT Addition; thence S 19° 06' 37" W along said Westerly right-of-way line and said Easterly line of Lot One (1), Block One (1), EEECT Addition, a distance of 188.96 feet to the Southeast corner of said Lot One (1), Block One (1), EEECT Addition and the Northeast corner of Lot One (1), Block One (1), Langvardt Addition to the City of Junction City, Kansas; thence continuing along said Westerly right-of-way line, said line also being the Easterly line of Lot One (1), Block One (1), Langvardt Addition, S 18° 25' 30" W a distance of 219.90 feet; thence N 52° 55' 04" W a distance of 157.63 feet; thence N 26° 58' 59" E a distance of 93.06 feet; thence N 62° 01' 31" W a distance of 69.89 feet to a point on said South line of Lot One (1), Block One (1), EEECT Addition, said point being the Point of Beginning

Except and reserving unto Westar Energy, Inc., a strip of land 50 feet in Width across a tract of land in the **Northwest Quarter of Section 13 Township 12S, Range 5E of the 6th P.M., Geary County, Kansas**, more particularly described as follows:

See Exhibit "A" attached hereto and made part of this instrument by reference.

That part of the real estate burdened by the Originally Granted Easement, and upon or across which the easement has not been released hereby, is referred to as the "Retained Easement," and as to the Retained Easement, all rights and interest of WESTAR shall remain in full force and effect, as amended below.

Right of Way Reserved and Modified. In consideration for the above described partial release, Landowner hereby acknowledges and agrees that the rights, as stated in the Originally Granted easement, shall be modified to include the right and easement to erect, install, alter, reconstruct, operate and maintain under varying conditions of operation, renew, replace relocate, and remove electric and WESTAR internal communication transmission and distribution lines, the wood and steel poles and towers, anchors, guys, crossarms, insulators, conductors, ducts, cables, and other equipment appurtenant thereto for the transmission and distribution of electric energy and WESTAR internal communications on, along, across, and over the Retained Easement, together with the right of ingress and egress from the Retained Easement and contiguous lands, if any, owned by Landowner, for the purpose of surveying, erecting, constructing, maintaining, inspecting, rebuilding, replacing and repairing WESTAR's lines which are located upon the Retained Easement. In exercising its right of ingress and egress, WESTAR shall, whenever practicable, use existing roads or lanes.

WESTAR shall have the further rights to erect, maintain and use gates in all fences which cross or which shall hereafter cross the route of said lines, together with the right to trim, remove, eradicate, cut and clear away any trees, limbs and brush on above described land now or at any future time. WESTAR shall have the further right to trim and clear away any trees, limbs, and brush on lands adjacent to the above-described Retained Easement whenever in its judgment such will interfere with or endanger the construction, operation or maintenance of said lines. WESTAR shall at its election have the right to remove said trees, limbs and brush by bulldozing. All logs, limbs and brush shall be burned or removed by WESTAR unless otherwise agreed to by Landowner.

The Landowner, Landowner's heirs, or assigns, may cultivate, use and enjoy the land burdened by the Retained Easement above-described, provided such use shall not in the reasonable judgment of WESTAR, interfere with or endanger the construction, operation or maintenance of said lines, and provided further that no improvements, buildings or structures shall be constructed or placed on the Retained Easement without the prior written consent of WESTAR, which shall not be unreasonably withheld.

The City of Junction City, Kansas agrees to make no future exterior improvements to the existing miniature golf course that would bring the existing structures closer to the electrical transmission line.

THIS Partial Release and acknowledgment of rights herein shall be binding upon the successors and assigns of the undersigned.

IN WITNESS WHEREOF, the parties hereto have caused this Partial Release and Modification of Right of Way to be duly executed this ____ day of _____, _____.

THE CITY OF JUNCTION CITY,
GEARY COUNTY, KANSAS

WESTAR ENERGY, INC.

Kelly B. Harrison, Vice President

ACKNOWLEDGMENT

STATE OF)
) SS:
COUNTY OF)

I, _____, do hereby certify that

personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument,
appeared before me in person and acknowledged that _____ signed and delivered the said instrument as a
free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this _____ day of _____, 20____.

My appointment expires:

Notary Public

ACKNOWLEDGMENT

STATE OF)
) SS:
COUNTY OF)

I, _____, do hereby certify that

personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument,
appeared before me in person and acknowledged that _____ signed and delivered the said instrument as a
free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this _____ day of _____, 20____.

My appointment expires:

Notary Public

CORPORATE ACKNOWLEDGMENT

STATE OF KANSAS)
) SS:
COUNTY OF SHAWNEE)

BE IT REMEMBERED, that on this _____ day of _____, _____, before me, a Notary Public in and for said State, came Kelly B. Harrison, Vice President of Westar Energy, Inc., to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same for and on behalf of, and as the act and deed of, said corporation.

IN WITNESS WHEREOF, I have subscribed my name and affixed my official seal the day and year last above written.

My Appointment Expires:

Notary Public

EXHIBIT A

EEECT ADDITION

Lot 1
BLOCK 1

NORTH LINE
OF S/2 OF NW/4
OF S13-T12S-R5E

SE CORNER OF
EEECT ADDITION
& NE CORNER OF
LANGVARDT ADDITION

LANGVARDT ADDITION
Lot 1
BLOCK 1

GE-093
CITY OF JUNCTION CITY, KANSAS
TRACT IN LOT 1, BLOCK 1
OF EEECT ADDITION
& IN LOT 1, BLOCK 1 OF
LANGVARDT ADDITION

EASEMENT
0.13 ACRES

N71°56'30"E
8.78'

N63°51'19"E 143.63'

39.66'
S53°48'54"E

57.85'
N53°48'54"W

76.63'
S63°51'19"W

RAILROAD
RIGHT OF WAY

50' EASEMENT

69.89'
S18°10'34"W

77.66'
S18°10'34"W

- △ = SECTION CORNER
- = EASEMENT AREA
- — — = ROAD CENTERLINE
- — — = ROAD RIGHT OF WAY LINE
- — — = EASEMENT BOUNDARY LINE

Scale 1" = 50'

**WILSON
& COMPANY**

1700 E IRON AVENUE
SALINA, KANSAS 67401
(785)-827-0433
(785)-827-5949 FAX

WEST JUNCTION TO FORT JUNCTION
115.10 TRANSMISSION LINE

Westar Energy

COUNTY

OWNER

TRACT NO.

PROJECT NO. 11-253

GEARY

CITY OF JUNCTION CITY, KANSAS

GE-093

DATE: 5/3/12

Backup material for agenda item:

- f. Consideration and award of the 2012 Street Maintenance Program - Concrete Patching to J & K Contracting, LC.

City of Junction City

City Commission

Agenda Memo

August 8, 2012

From: Gregory S. McCaffery, Municipal Services Director
To: City Commission and Gerry Vernon, City Manager
Subject: **Award of Bid – 2012 Street Maintenance Project – Concrete Patching**

Objective: The consideration and approval of the award of bid for the 2012 Street Maintenance Project – Concrete Patching.

Explanation of Issue: The City has budgeted funding for various street maintenance improvements within the 2012 budget. City staff has evaluated and identified various segments and localized areas for repairs as part of this program for concrete repairs within the City.

Previously the City Commission approved the rejection of bids at the June 19th meeting for the Concrete Patching segment of the overall program, as the bids received were outside the overall budgeted amount of approximately \$100,000 for this segment. City staff through KAW Valley Engineering re-evaluated the program, re-advertised for bids, with the intent to allow for small size companies to be able to bid on the program and finally re-align the overall segment within the budget limits for the 2012 program.

Bids were solicited within The Daily Union, the Kansas Construction News Report, Kansas Contractor's Association, the City's website, as well as staff direct solicited all four local concrete companies, within the intent on increase the number of bids within this program. Only one bid was received from J & K Contracting, LC, Junction City, KS, in the amount of \$91,573.90, with an Engineer's Estimate of \$111,188.00, on July 26, 2012. A bid tab and a summary sheet are attached, outlining the scope of the 2012 Street Maintenance Program. – Concrete Patching.

Given that City staff had completed their due diligence in segmenting the program into smaller segments, direct solicited bids to various local companies, the low bid, which has been received, is below Engineer's Estimate and also within the City's 2012 budget is it recommended the City Commission move forward with the program award for this segment at this time.

Should the City Commission approve the award of bid it is anticipated the Concrete Patching will be completed before the end of the summer 2012.

Budget Impact: Funding for this project is available within the Street Fund

Alternatives: The City Commission may approve, modify, table or deny the bid/ contract request

Special Considerations: The City staff has received no comments from the public on this item from the June 19th agenda item, which requested a rejection of bids and approval to re-bid this segment.

Recommendation: Staff recommends approval of the award of bid for Concrete Patching of the 2012 Street Maintenance Program in the amount not to exceed \$91,573.90 to J & K Contracting, LC, Junction City, KS

Suggested Motion: Commissioner _____ moves to approve the award of bid for Concrete Patching of the 2012 Street Maintenance Program in the amount not to exceed \$91,573.90 to J & K Contracting, LC, Junction City, KS as presented.

Commissioner _____ seconded the motion.

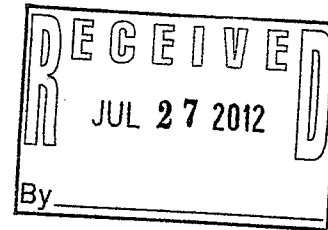
Enclosures: KAW Valley letter dated 7/26/12 and 2012 Street Maintenance Project –
Concrete Patching - Bid Tabulation
2012 Street Maintenance Program Concrete Segment Summary



KAW VALLEY ENGINEERING, INC.

July 26, 2012
A12D5942

Mr. Greg McCaffery
Assistant City Manager
City of Junction City, KS
P.O. Box 287
Junction City, KS 66441



**RE: Recommendation of Award of Contract
2012 Street Maintenance Junction City, Kansas (Concrete Patching)**

Dear Mr. McCaffery:

Please find enclosed the Bid Tabulation Sheet for the above-referenced improvements.

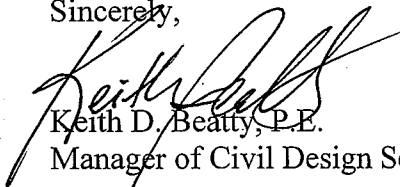
J & K Contracting, LC was the low bidder and was well below the Engineer's Estimate.

We, therefore, recommend award of this contract to J & K Contracting, LC in the amount of \$26,742.70 for Project No. 1 and \$64,831.20 for Project No. 2.

We did only receive one bid for this project which is an effort between J&K Contracting, T&M Concrete and Konza. The project was sent to Kansas Construction News Report, Kansas Contractor's Association, Bryant & Bryant, Konza and the City for publishing on the web-site. During and prior to the bid calls were made to DCI Construction, Kolde Construction and Gustafson Concrete. The contractor's called said they did not have time to get a bid in or they did not see it advertised.

If you could present this to the City Commission for award of contract at their next regular meeting, it would be appreciated.

Sincerely,


Keith D. Beatty, P.E.
Manager of Civil Design Services

KDB:slm
Enclosure

\\CSERVER2\Projects\A12_5942\Design\Correspond\Ltr To G Mccaffery Re Recommendation Of Award - Concrete Patching.Docx

other locations

BID TABULATION SHEET

KAW VALLEY ENGINEERING, INC.
2319 North Jackson, PO Box 1304
Junction City, KS 66441
Tel: 785-762-5040

2012 STREET MAINTENANCE - Concrete Patching
JUNCTION CITY, KANSAS

Project No.: A12D5942
Date: July 26, 2012
Page: 1 of 1

Project No. 1	Item	Qty	Unit	Engineer's Estimate		J & K Contracting, LC		Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
				Unit	Price	Unit	Price						
1.	Mobilization	1	L.S.	\$4,000.00	\$4,000.00		\$1,500.00		\$1,500.00				
2.	6" Plain Concrete	422	S.Y.	\$45.00	\$18,990.00		\$37.80		\$15,951.60				
3.	Traffic Control	1	L.S.	\$8,500.00	\$8,500.00		\$2,500.00		\$2,500.00				
4.	Base Manipulation	260	S.Y.	\$2.00	\$520.00		\$1.50		\$390.00				
5.	Base Rock	1	C.Y.	\$28.00	\$28.00		\$50.00		\$50.00				
6.	Concrete Removal	422	S.Y.	\$12.00	\$5,064.00		\$15.05		\$6,351.10				
TOTAL BID FOR PROJECT NO. 1					\$37,102.00				\$26,742.70				

Project No. 2	Item	Qty	Unit	Engineer's Estimate		J & K Contracting, LC		Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
				Unit	Price	Unit	Price						
1.	Mobilization	1	L.S.	\$4,000.00	\$4,000.00		\$1,500.00		\$1,500.00				
2.	6" Plain Concrete	1,006	S.Y.	\$45.00	\$45,270.00		\$36.75		\$36,970.50				
3.	Traffic Control	1	L.S.	\$8,500.00	\$8,500.00		\$2,500.00		\$2,500.00				
4.	Base Manipulation	340	S.Y.	\$2.00	\$680.00		\$1.50		\$510.00				
5.	Base Rock	1	C.Y.	\$28.00	\$28.00		\$50.00		\$50.00				
6.	Concrete Removal	674	S.Y.	\$12.00	\$8,088.00		\$14.55		\$9,806.70				
7.	Asphalt Removal	680	S.Y.	\$4.00	\$2,720.00		\$14.55		\$9,894.00				
8.	Asphalt Patching	80	S.Y.	\$60.00	\$4,800.00		\$45.00		\$3,600.00				
TOTAL BID FOR PROJECT NO. 2					\$74,086.00				\$64,831.20				

**City of Junction City
Engineering Department**

2012 Street Maintenance Program - Concrete Patching

Location	Quantity	Unit	2012	2013 (Projected)
Garfield & Hemlock V.G.	12	Sq. Yds.		12
Cedar & Garfield V.G.	12	Sq. Yds.		12
Shamrock & Skyline V.G.	9	Sq. Yds.	9	
Sunshine & Skyline V.G.	22	Sq. Yds.		22
Cypress & Garfield V.G. (East Leg)	12	Sq. Yds.		12
Garfield & Ash V.G. (New)	14	Sq. Yds.		14
Webster & Skyline V.G.	13	Sq. Yds.	13	
Elm & Madison V.G.	10	Sq. Yds.		10
Kadence & Sage V.G. (New)	13	Sq. Yds.	13	
Elm & Jefferson West Approach	195	Sq. Yds.		195
Vine & Jefferson E. & W. Approaches	253	Sq. Yds.		253
1900 Block Deer Trail	266	Sq. Yds.	266	
400 Block South Jackson Street	150	Sq. Yds.	150	
Madison Street 13th to 16th Streets	660	Sq. Yds.		660
600 to 700 Block Adams Street V.G.	600	Sq. Yds.	600	
Eved & Chestnut V.G.	17	Sq. Yds.		17
North Park & Thompson Drive	63	Sq. Yds.		63
Ash & Windwood V.G.	33	Sq. Yds.		33
TOTALS	2354	Sq. Yds.	1,051	1,303

Shaded Areas 2012 Program

Un-Shaded Projected 2013 Program (1st removed from 2012 Program)

BID TABULATION SHEET

KAW VALLEY ENGINEERING, INC.
2319 North Jackson, PO Box 1304
Junction City, KS 66441
Tel: 785-762-5040

2012 STREET MAINTENANCE - Concrete Patching
JUNCTION CITY, KANSAS

Project No.: A12D5942
Date: July 26, 2012
Page: 1 of 1

<i>Project No. 1</i>		Unit	Engineer's Estimate		J & K Contracting, LC							
Item	Qty		Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1. Mobilization	1	L.S.	\$4,000.00	\$4,000.00	\$1,500.00	\$1,500.00						
2. 6" Plain Concrete	422	S.Y.	\$45.00	\$18,990.00	\$37.80	\$15,951.60						
3. Traffic Control	1	L.S.	\$8,500.00	\$8,500.00	\$2,500.00	\$2,500.00						
4. Base Manipulation	260	S.Y.	\$2.00	\$520.00	\$1.50	\$390.00						
5. Base Rock	1	C.Y.	\$28.00	\$28.00	\$50.00	\$50.00						
6. Concrete Removal	422	S.Y.	\$12.00	\$5,064.00	\$15.05	\$6,351.10						
TOTAL BID FOR PROJECT NO. 1				\$37,102.00		\$26,742.70						

<i>Project No. 2</i>		Unit	Engineer's Estimate		J & K Contracting, LC							
Item	Qty		Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1. Mobilization	1	L.S.	\$4,000.00	\$4,000.00	\$1,500.00	\$1,500.00						
2. 6" Plain Concrete	1,006	S.Y.	\$45.00	\$45,270.00	\$36.75	\$36,970.50						
3. Traffic Control	1	L.S.	\$8,500.00	\$8,500.00	\$2,500.00	\$2,500.00						
4. Base Manipulation	340	S.Y.	\$2.00	\$680.00	\$1.50	\$510.00						
5. Base Rock	1	C.Y.	\$28.00	\$28.00	\$50.00	\$50.00						
6. Concrete Removal	674	S.Y.	\$12.00	\$8,088.00	\$14.55	\$9,806.70						
7. Asphalt Removal	680	S.Y.	\$4.00	\$2,720.00	\$14.55	\$9,894.00						
8. Asphalt Patching	80	S.Y.	\$60.00	\$4,800.00	\$45.00	\$3,600.00						
TOTAL BID FOR PROJECT NO. 2				\$74,086.00		\$64,831.20						